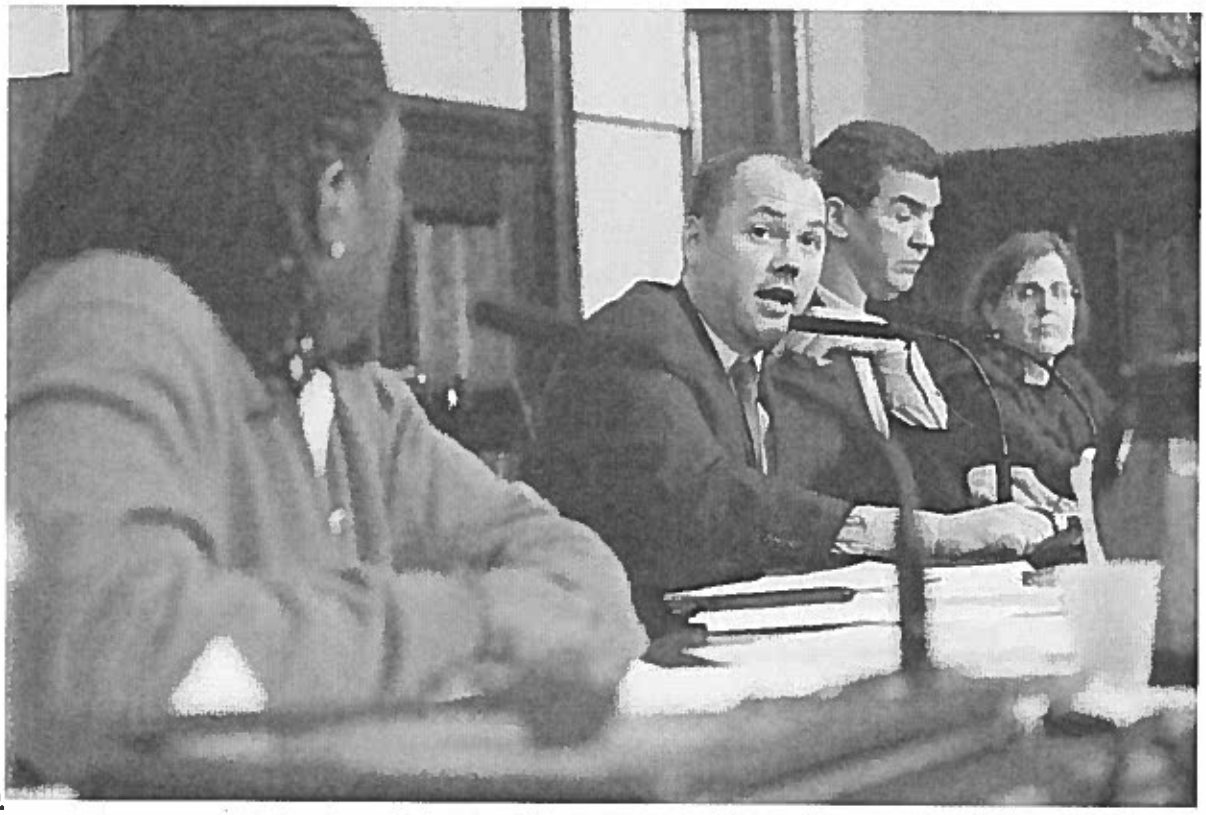
We need to ensure that individuals housed in our homeless shelters are receiving the medical attention that they need. That is why I introduced this bill, which requires regular annual reporting on health services provided to individuals and families in the shelter system.

Intro 0838-2015: **Supporting Urban Agriculture**

This legislation would create an Urban Agriculture Advisory Board which would be tasked with finding potential sites for urban agriculture, fostering training programs, and identifying impediments to urban agriculture around the City.

2016 Budget: A Win for District 3



A budget is more than just numbers - it is a reflection of our values. The Fiscal Year 2016 budget was a big win for New Yorkers, as it includes funding for more school crossing guards to keep our kids safe, free meals for our schoolchildren, expanded public library service and much more.

This budget is also a big win for the residents of District 3. In addition to allocating expense funding to nearly 100 local non-profits, I am proud to have funded some fantastic capital projects, including:

Parks

- $775,000 for new equipment and renovations at the Downing Street Playground

- $1,000,000 for a new park for the community at 20th Street
- $55,000 for improvements and ADA accessibility upgrades at the Jane Street Garden
- $170,000 for the upkeep of Chelsea Waterside Park Playground
- $50,000 for the Leroy Street Dog Run
- $65,000 for the Pier 84 Dog Run
- $85,000 for a children's interactive garden at Chelsea Waterside Park

Schools

- $135,000 for library and bathroom renovations at P.S. 3
- $40,000 for a playground safety surface at P.S. 212
- $35,000 for a technology upgrade at the James Baldwin School
- $35,000 for a technology upgrade at Quest to Learn middle school

Sanitation & Conservation

- $105,000 for new Community Composting Centers across the district

The Arts

- $26,000 for an office equipment upgrade at HERE Arts Center
- $250,000 for needed renovations at Playwrights Horizons

Transportation

- $250,000 to improve pedestrian safety by installing speed tables at various crosswalks
- $50,000 for sidewalk repair/replacement at 26th Street between 9th and 10th Avenues

Seniors

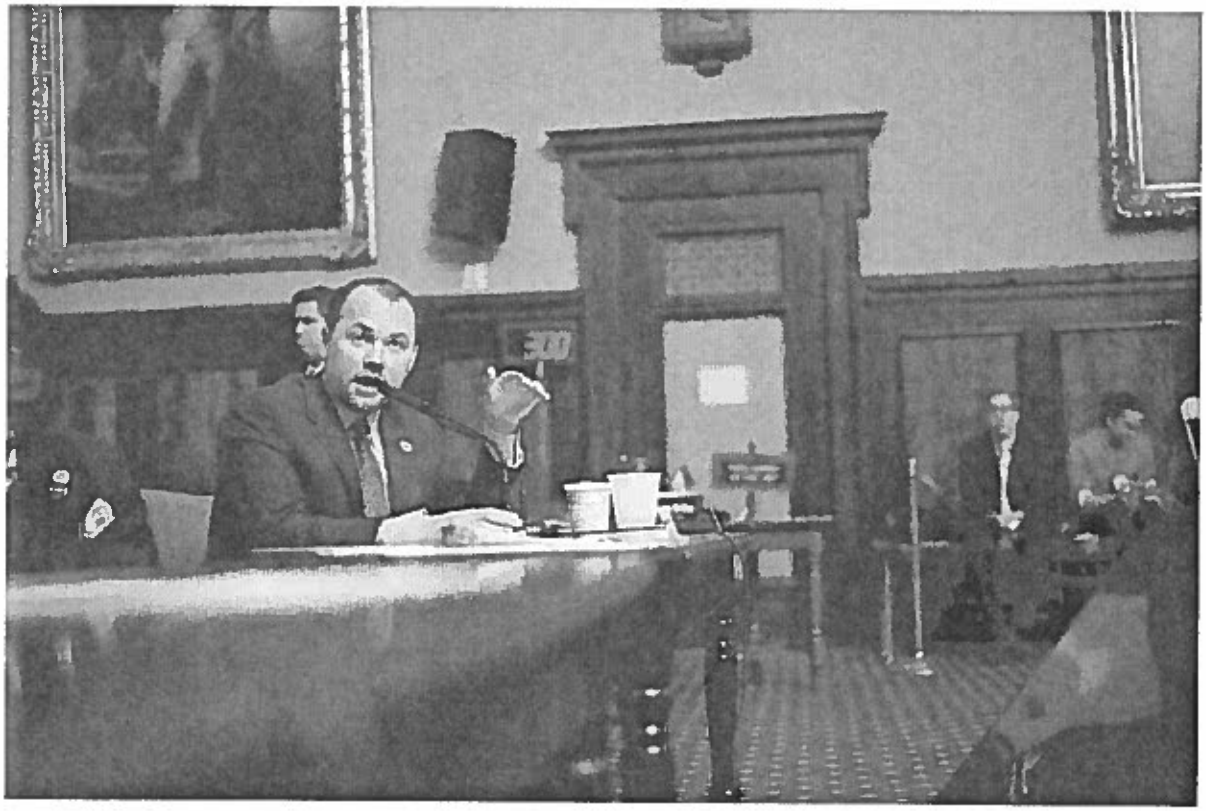
- $700,000 to renovate the Neighborhood Senior Center at Hudson Guild

People with Disabilities

- $550,000 for an HVAC expansion and electrical upgrades at Fountain House, a non-profit dedicated to the recovery of men and women with mental illness

Click here to read a *Chelsea Now* article about the 2016 budget.

Health Committee



It has been said that a person's zip code is a better predictor of health than his or her genetic code. This is unacceptable. As Chair of the Council's Committee on Health, I believe it is the responsibility of government to ensure that all New Yorkers have access to affordable, quality and culturally competent health care. This year the Council tackled this and many other issues.

In 2015 the Health Committee held 18 hearings on topics ranging from synthetic

marijuana to Legionnaires' Disease to our public hospital system's budget deficit. We undertook a five borough outreach campaign to raise awareness about the Affordable Care Act open enrollment period. We examined the delivery of health care at Rikers Island, the need for animal shelters in all five boroughs, safety in youth sports, and more.

Council Allocates $6.6 Million for Plan to End AIDS

I was proud to announce alongside Council Speaker Melissa Mark-Viverito that the Council has allocated $6.6 million for an initiative that will help New York achieve its goal of ending HIV by 2020. This initiative will directly support several recommendations of the statewide Ending the Epidemic blueprint including a citywide PrEP access network, making New York City one of the national leaders in funding PrEP to help combat new infections.

Addressing Legionnaires' Disease

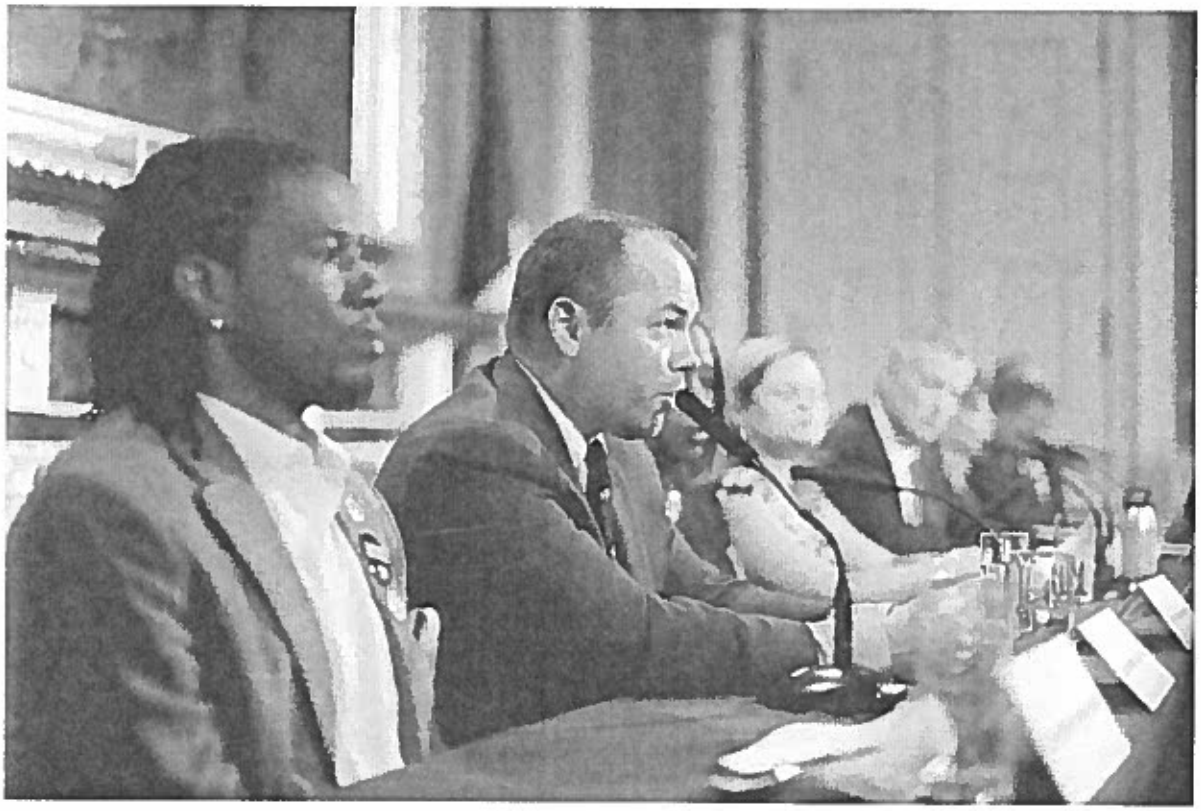


Photo by William Alatriste

In August, the City Council took decisive action and passed legislation that will help prevent future cases of Legionnaires' Disease in New York City. The new law requires that all cooling towers be regularly inspected and registered with the Department of Buildings. Click here to read a *Newsweek* article about this legislation.

Comprehensive Annual Report on Hepatitis B and C

Hepatitis B and C have long affected the most vulnerable New Yorkers, particularly in communities without adequate medical care. That is why I sponsored Council Member Margaret Chin's legislation that requires the Health Department to report on key statistics regarding new cases of Hepatitis B and C and the populations they affect.

Cracking Down on the K2 Pipeline

The use of synthetic drugs, often referred to as K2, is a growing and very troubling problem in our City. This law will help end the flow of K2 to our streets by placing tough penalties on those who manufacture and sell this harmful drug. Click here to read more about this legislation.

Victory! City Reverses Decision to Privatize Dialysis Services

We achieved a big victory in May when the NYC Health and Hospitals Corporation (HHC) terminated its agreement with Big Apple Dialysis, a for-profit company that was contracted to replace dialysis services currently provided by HHC. After relentless advocacy over the past year, patients and science won the day. HHC is the greatest public hospital system in the world, and outsourcing its dialysis services would not have been in the best interest of patients.

City Ends Corizon Contract: A Breakthrough for Health Care at Rikers Island

In June the de Blasio administration announced that it will not renew its contract with Corizon, a private company with a disturbing record of poor health services at Rikers Island. The Council's Committee on Health worked hard to uncover the true state of health care at Rikers Island, culminating with the passage of my legislation that will increase transparency on the state of health care in our correctional facilities.

Op-Ed: Governor Chris Christie Makes New Jerseyans Ill

On June 16, *The Observer* published my op-ed highlighting New Jersey Governor Chris Christie's opposition to paid sick days. Falling ill shouldn't mean getting fired, no matter what side of the Hudson you live on. If we can make paid sick days a reality here in New York City, there is no good reason our neighbors a mile away cannot do so as well. Click here to read the op-ed.

Victory! Au Bon Pain Revises Hospital Menu

This spring I wrote to HHC, expressing my concern about the calorie count and sodium levels in the food served at Au Bon Pain locations in City hospitals, which include Elmhurst Hospital, Coney Island Hospital, Bellevue and Jacobi Medical Center. I was extremely pleased that this fall, Au Bon Pain launched a new, healthier menu that complies with the City's "Healthy Hospital Food Initiative."

On the eve of World AIDS Day, I was joined by the amazing Whoopi Goldberg and George Takei, New York City Council Speaker Melissa Mark-Viverito, and my colleagues in the NYC Council LGBT Caucus as we lit the Empire State Building's spire in red to mark this important occasion. Photo by William Alatriste.

On October 28, I was thrilled to host 97 community members at my district office for our annual Flu Shot Day. Dr. Mary Bassett, Commissioner of the NYC Department of Mental Health and Hygiene stopped by and administered my flu shot.

Issues

Parks

Successful cities provide their residents with access to open space, greenery, light and

air, places for human interaction and community building. In this year's budget, I allocated over $2.2 million towards capital improvements to parks, playgrounds and dog runs across the district for renovations and critical safety upgrades.

A New Park for Chelsea

In November, after years of effort, we announced fully funded plans to transform a vacant, city-owned garage and parking lot into a new 10,000 square foot park on West 20th Street between Sixth and Seventh Avenues. This park will serve a Community District with a low Open Space Ratio and few parks within walking proximity. In terms of open space, Community Board 4 ranks last in Manhattan and 58th out of 59 community boards citywide.

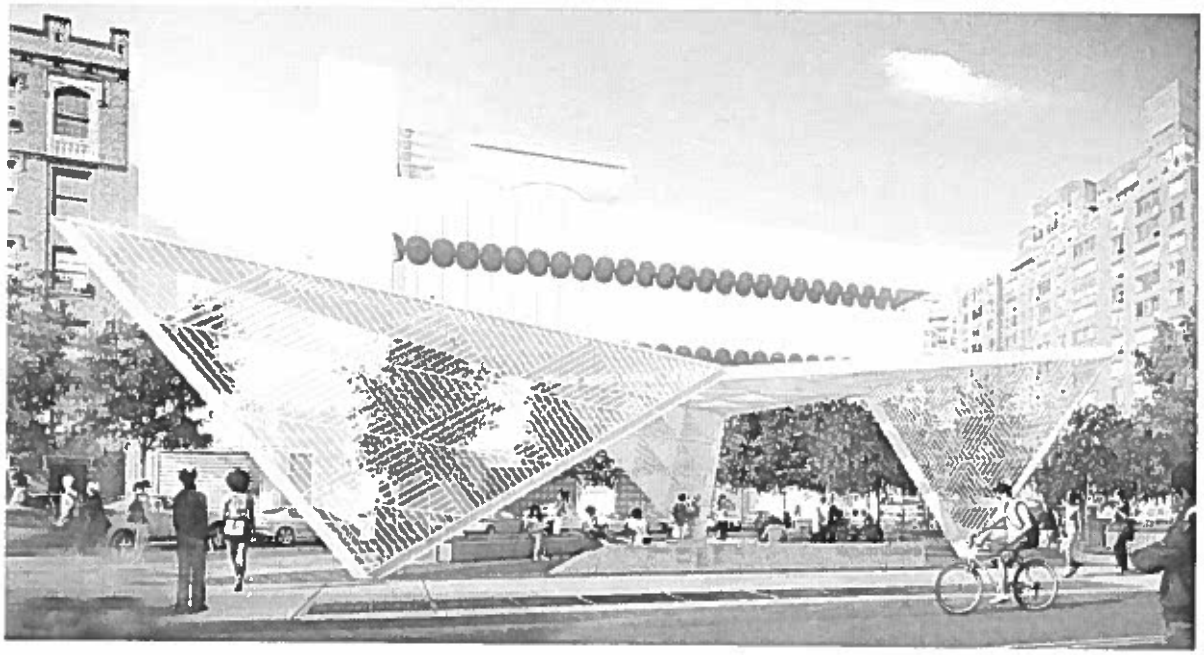
Click here to read a Chelsea Now article about about this announcement.

Speaking Out Against Megatowers Along Central Park

Nobody goes to Central Park to sit in the shadow of a tall building. Yet every day, we see the construction of enormous towers along Central Park South that will literally cast a shadow over one of the greatest parks in the world.

I joined with fellow elected officials to urge the Department of City Planning to implement policies that will put a stop to these megatowers, and heed Community Board Five's recommendations. You can read about our efforts here.

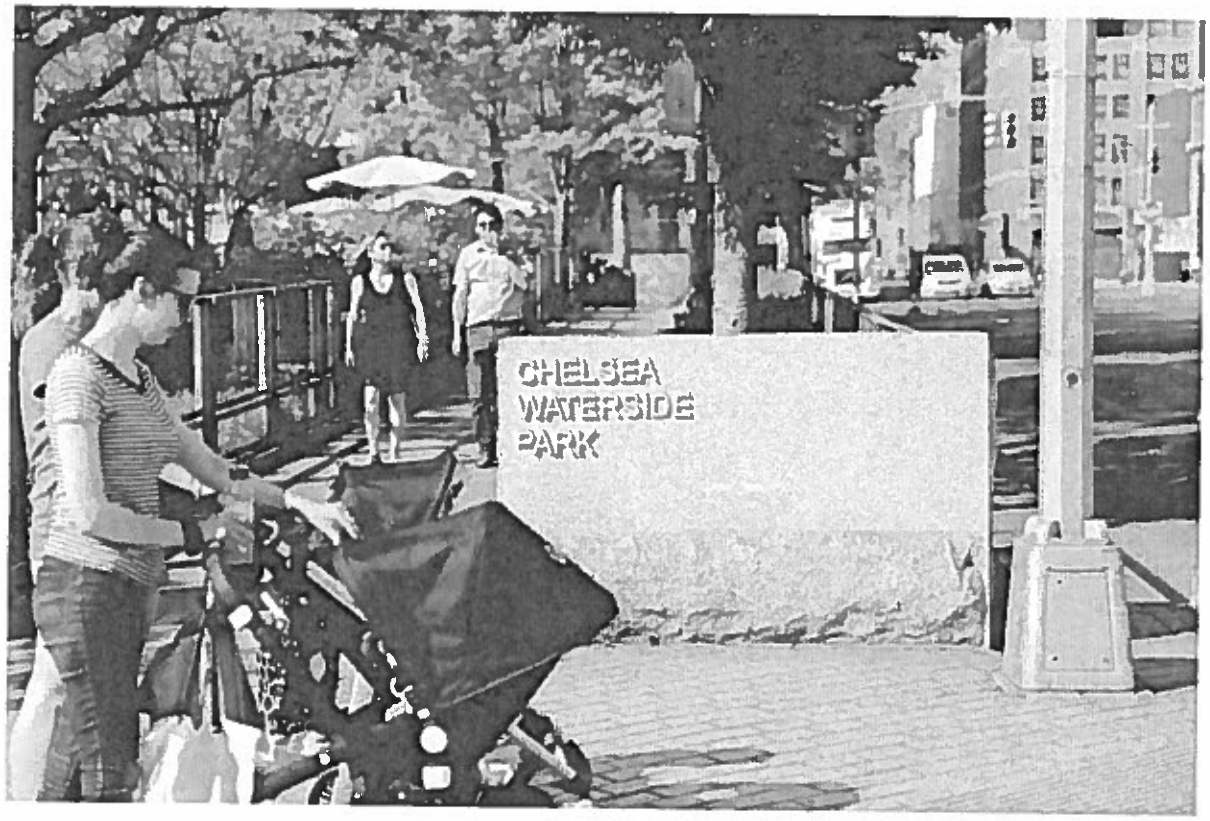
New York City AIDS Memorial



I am proud to have allocated $500,000 towards the construction of the New York City AIDS Memorial, which will be completed this spring at St. Vincent's Triangle. At this memorial, New Yorkers and people from around the world will have a place to pause and remember all of those who were so tragically taken from us far too soon. It will also

be a place of learning for future generations who hopefully will be living in a world without AIDS.

Signing documents with Borough President Gale Brewer creating a new park at St. Vincent's Triangle.



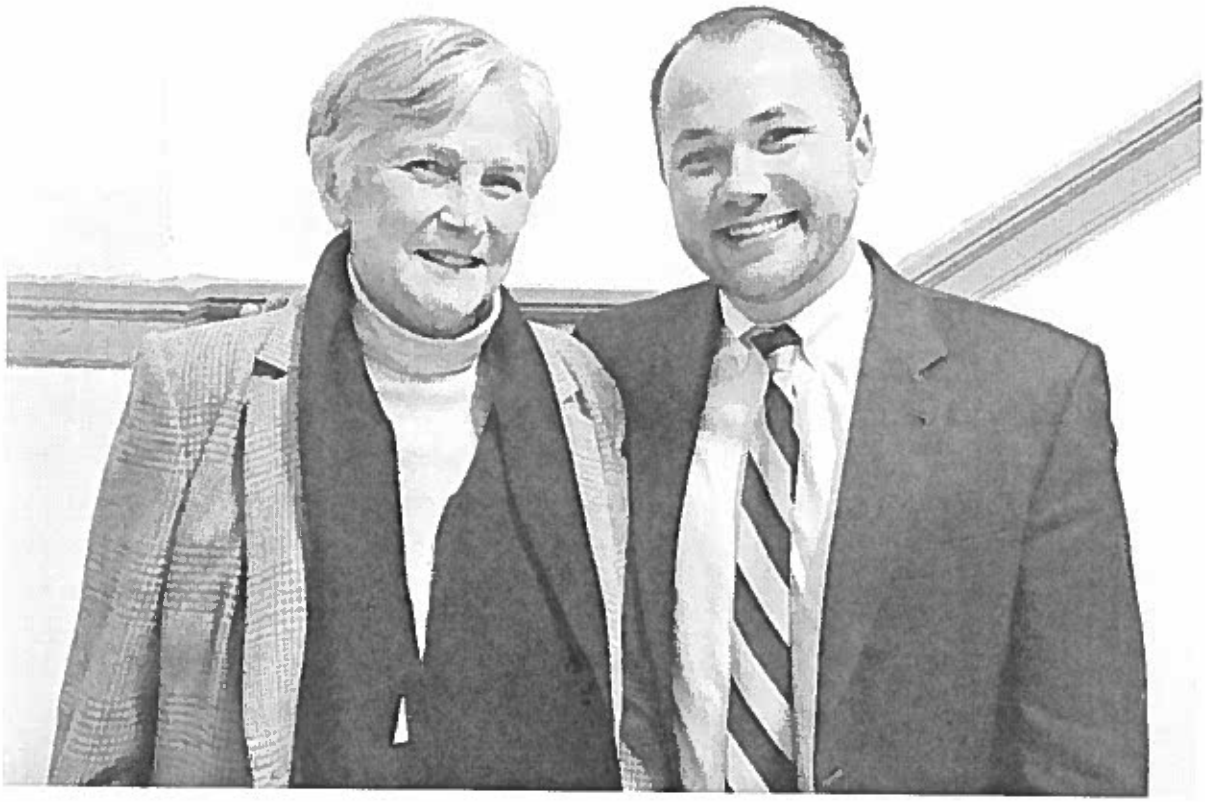
I am proud to play a role in the revitalization of Chelsea Waterside Park. This park was a winner during Participatory Budgeting, with $85,000 in City capital funds allocated for a new children's interactive garden. I additionally funded $170,000 for the upkeep of the playground, and last year I allocated $100,000 for renovations to the basketball court. Photo by William Alatriste

Schools and Libraries

One of a Council Member's main responsibilities is to ensure that the City is adequately addressing the capital needs of our schools. This year my staff and I toured local schools, documented areas in need of repair and worked with School Construction Authority President & CEO Lorraine Grillo to ensure that the needed repairs were prioritized.

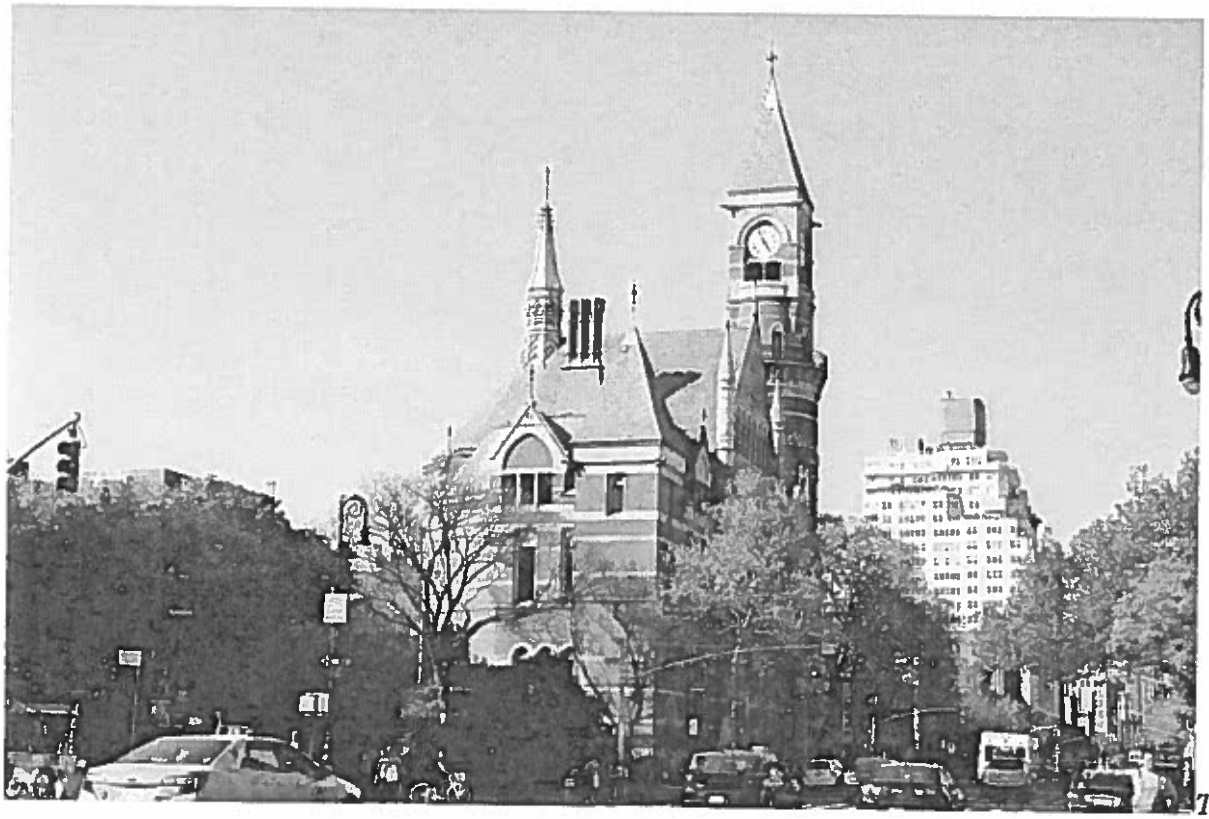
My capital allocations to schools in the district include bathroom and library renovations at PS 3, technology upgrades at Quest to Learn and a new playground safety surface at PS 212.

In addition to my education bills outlined earlier, I spoke out on issues such as excessive testing, reducing class sizes, the importance of sex education, and addressing bullying in our schools.



On January 21, I was proud to speak alongside Dr. Diane Ravitch to the PS3 Parent Action Committee about our test-obsessed system and the need to put the focus back on learning in our schools.

Every February, the Department of Education holds "Respect for All Week" to highlight and build upon diversity programs and curriculum-based instruction. I engaged in meaningful conversations with fourth graders at PS 3 and PS 33.



The Jefferson Market Library currently lacks public restrooms and enhanced ADA accessibility. As a Participatory Budgeting winner, it received $500,000 in capital funds to build ADA accessible bathrooms and renovate the lobby. Photo by William Alatriste

Affordable Housing

If New York is going to retain its middle and working class, we must build and preserve affordable housing. In District 3, there are nearly 1,000 new units of affordable housing scheduled to be built in the coming years. But we'll need more if we want to maintain true economic diversity.

New Affordable Housing at Former Slaughterhouse Site

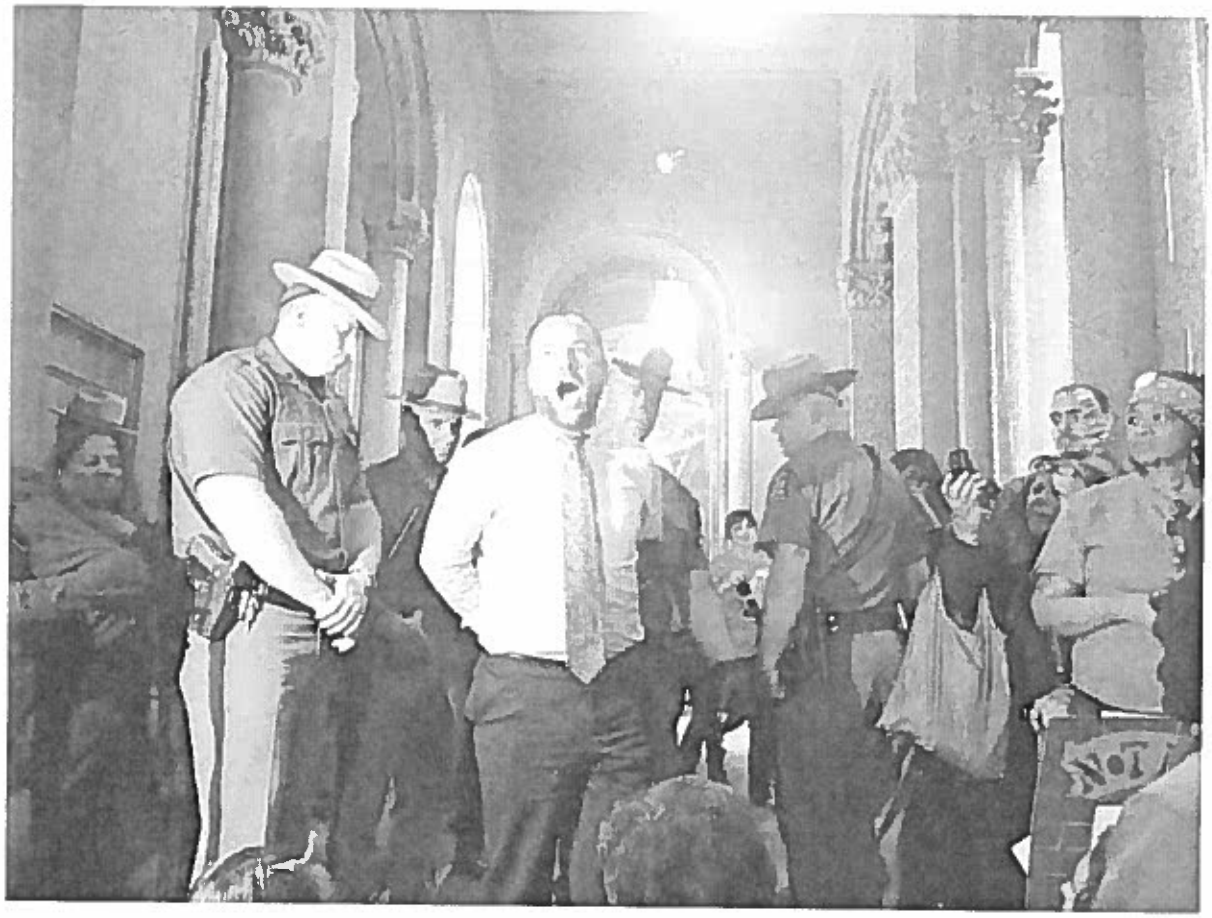
Photo by Rosa Goldensohn

In August I was proud to announce that after months of discussions with my office, my colleagues in government and Community Board 4, the City released a Request for Proposals seeking a mixed-use development – with a goal of 100% affordable housing – at the Slaughterhouse site at 495 Eleventh Avenue.

This is a great achievement for the West Side, as it will provide hundreds of families with affordable, high quality housing in the heart of Hudson Yards. We must use every tool at our disposal to keep the West Side affordable for working and middle class New Yorkers, and projects like this are key to helping us meet that challenge.

You can read a *DNAinfo* article about this development by clicking here.

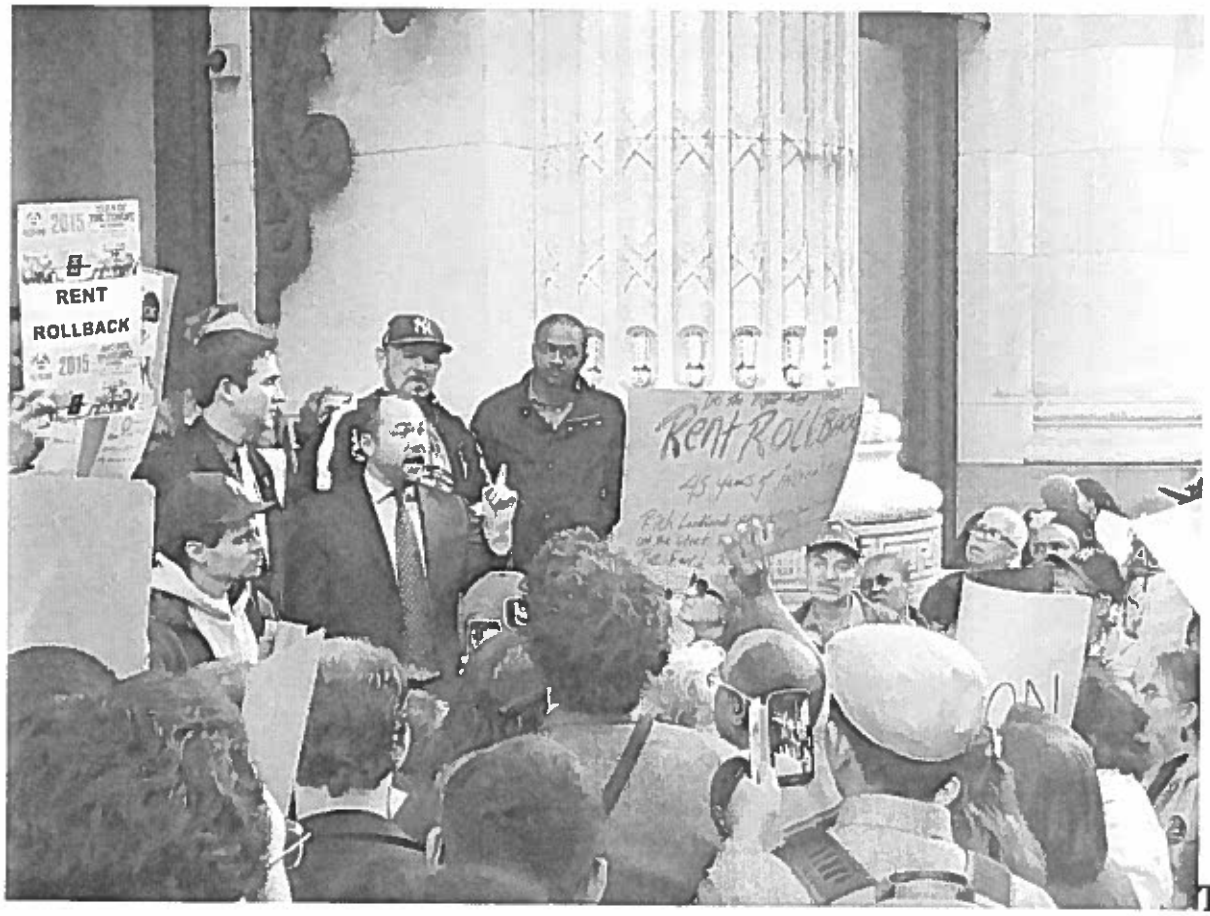
Fighting for Stronger Rent Regulations



During the last days of the State legislative session in June, 55 New Yorkers – including myself and several of my colleagues in government – were arrested in the State Capitol in an act of civil disobedience, demanding that our legislature strengthen laws that protect rent-regulated tenants.

I was proud to be the prime sponsor of legislation that declared a housing emergency in New York City, enabling rent regulations to be extended for another four years.

Victory! The Rent Guidelines Board Votes for Rent Freeze



The voices of 2.5 million tenants were heard in June when the Rent Guidelines Board voted for a rent freeze for the first time in its history. For too long, rent-stabilized tenants have been asked to pay more and more, while landlords rake in record profits, and this vote was a first step in righting that wrong. I was proud to be part of the coalition that held meetings, rallies and marches to make this a reality.

Illegal Hotels

In 2015, it became clear to more and more New Yorkers that illegal hotels are fundamentally threatening our affordable housing stock and putting lives at risk. A fire broke out at an illegal hotel in my district at 412 West 46th Street, damaging the structure and forcing the relocation of families. Illegal hotel operators continue to make money hand-over-fist while their tenants go to sleep every night without basic fire safety protection. At City Hall, hundreds of New Yorkers attended our hearings

about this issue - a reflection of the anxiety that people are feeling across the City.

Affordable Housing Symposium at Hudson Guild

In May, I moderated a roundtable discussion on affordable housing at the Hudson Guild. We heard from a panel of distinguished housing experts, each of whom brought a different perspective to the table. I thank the Hudson Guild and the New York City Department of Housing Preservation and Development for gathering us together.

Reforming the Department of Buildings

In September, I stood with my colleagues and hundreds of New Yorkers on the steps of City Hall to unveil a package of legislation that would address the harassment of tenants by unscrupulous landlords.

The bills, 12 in total, would push the Department of Buildings (DOB) to be more proactive in protecting tenants during building construction and renovations. A bill I co-sponsored with Helen Rosenthal takes aim at landlords who falsely claim that their buildings are unoccupied, by requiring the DOB to review these claims in certain cases, rather than simply accepting the landlord's word.

Preserving Affordability at Penn South

Penn South is integral to New York City's affordable housing stock. It's also the country's first-ever Naturally Occurring Retirement Community, providing stable and supportive housing for thousands of fixed-income seniors.

On April 16, the New York City Council passed a resolution that grants up to 50 years of real property tax exemption to Penn South, which will provide ongoing affordable and high quality housing to the 2,820 middle-income families at Penn South through the year 2030. My thanks go to Senator Brad Hoylman and Assembly Member Dick Gottfried for passing State legislation that made this possible.

Transportation

Welcoming the 7 Train to Hudson Yards!

Photo by William Alatriste

On September 13, the West Side's first new subway station in a generation opened at Hudson Yards. New York has drastically underfunded its public transportation for decades, but in this case the City of New York stepped up to the plate, allocating over one billion dollars to make this project a reality. This is a tremendous commitment that will benefit future generations of New Yorkers.

Protected Bike Lanes on Sixth Avenue

I'm pleased that the DOT is moving forward with a bike lane on Sixth Avenue between 14th and 34th Streets, which will create safer streets and bring order to a thoroughfare that is currently too dangerous. I am also grateful to the DOT for committing to extending this improvement on Sixth Avenue below 14th Street.

Street Co-Namings

On July 18, I was honored to dedicate 25th Street and Ninth Avenue in memory of legendary Chelsea resident Phyllis Gonzalez. Phyllis was a longtime housing advocate and tenant leader, exemplifying what it means to serve one's community. While Chelsea will miss her voice, her name will live on at Phyllis Gonzalez Way for generations to come.

On October 6, I was joined by Assembly Member Deborah Glick and the Bedford Barrow Commerce Block Association as we co-named the corner of Bedford Street and Grove Street in honor of Larry Selman. Larry was a ubiquitous presence on the block, overcoming an intellectual disability to collect thousands of dollars for charity while living at the poverty line. He was considered the neighborhood's unofficial mayor and reached out to others with an open, kind-hearted personality.

Pedestrian Safety Improvements in the Village

This year, the DOT made some headway in addressing pedestrian safety needs in the district. In the West Village, Seventh Avenue saw pedestrian safety improvements, a welcome change given that one intersection alone had 26 injuries recorded from 2009-2013. The DOT also worked extensively with Community Board 2 and residents to address long-standing safety concerns at dangerous intersections on West 8th Street, including new painted sidewalk extensions and crosswalks. More improvements are needed, particularly on streets adjoining schools such as PS 41.

Sanitation

New Additions to the Neighborhood

In May, the Department of Sanitation replaced dozens of our district's worn, wire baskets with larger, cleaner cans, and expanded pick-up times, a result of $70,000 I allocated in last year's budget. In this year's budget, I allocated $103,921 for more baskets and additional pick-up times and street cleaning. After much consultation with constituents, block associations and community boards, I worked hard to pinpoint the areas that were in need of new bins and increased service. You can read articles about this initiative in *The Villager* and *DNAinfo*.

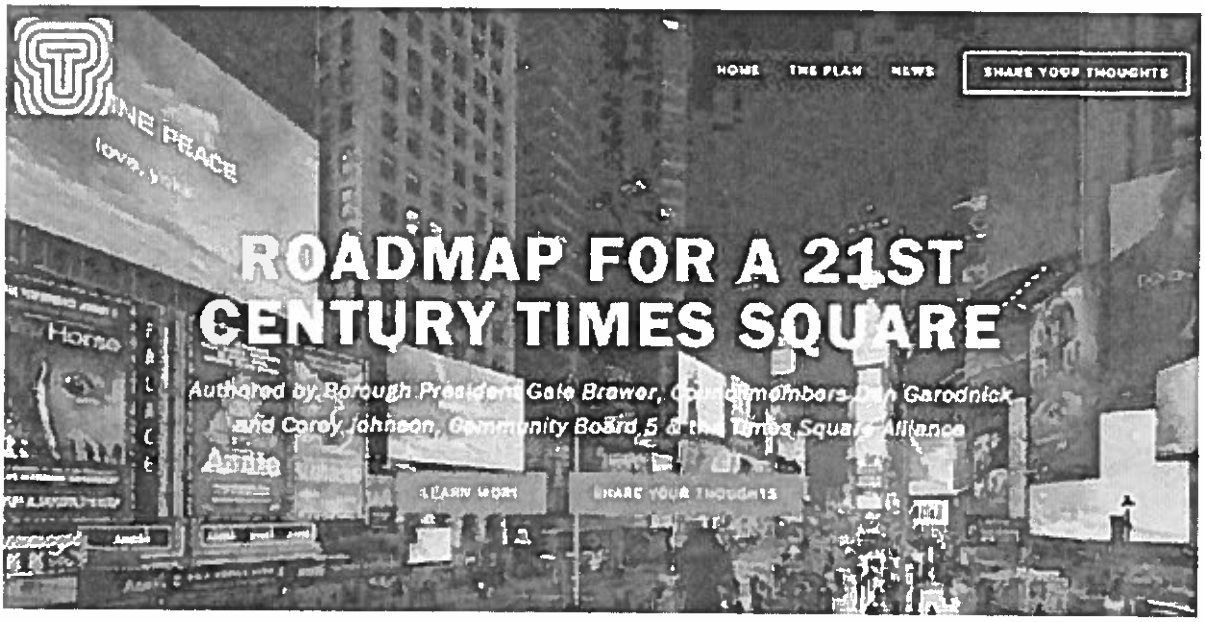
Update on the Gansevoort Marine Transfer Station

Photo credit: Tequila Minsky

In June, I toured the West 59th Street recycling transfer station, which is in many ways similar to the one we will see on the Gansevoort Peninsula. I look forward to working closely with the Department of Sanitation, my fellow elected officials and members of the West Village community to ensure that the City processes our recyclables responsibly while respecting the health, safety and quality of life of local residents and our environment.

Quality of Life

Roadmap for a 21st Century Times Square



On September 17, in conjunction with Borough President Gale Brewer, Council Member Dan Garodnick, Community Board Five and the Times Square Alliance, I released a plan entitled "Roadmap for a 21st Century Times Square." Our proposal is a comprehensive approach to solving the challenges facing Times Square, which include aggressive solicitation, predatory behavior, and congestion. Details of the plan can be found here.

Click here to watch a *Good Day New York* segment about the proposal featuring me, the Naked Cowboy and others.

Relocating EMS Station 7

Ever since I was Chair of Community Board 4, I have been pressing the City to select a more suitable permanent location for EMS Station 7, which is currently located under the High Line at West 23rd Street between Ninth and Tenth Avenues. I have long maintained that the unenclosed emergency service station on a residential block is not properly located, and that this space will not be able to meet the growing needs of our community.

Community Effort to Close Greenhouse at 150 Varick Street

In March, my colleagues and I sent a letter to Chairman Dennis Rosen of the State Liquor Authority (SLA). Manhattan Borough President Gale Brewer, State Senator Brad Hoylman, Assembly Member Deborah Glick and I expressed that the establishment at 150 Varick Street, formerly known as Greenhouse, had a troubled history with the neighborhood and should not be permitted to reopen with a new liquor license. I was pleased that after much work on behalf of our community, the SLA denied this venue a liquor license.

Where's My FiOS?

The people of my district have an alarming lack of choice when it comes to their cable and internet service provider. Depending on their address, they must subscribe to either Time Warner Cable or Cablevision. This is an unacceptable situation – one that New York City sought to end in 2008 when it signed an agreement with Verizon that would make their fiber-optic service available citywide. Yet today, my constituents are still waiting for that promise to become a reality.

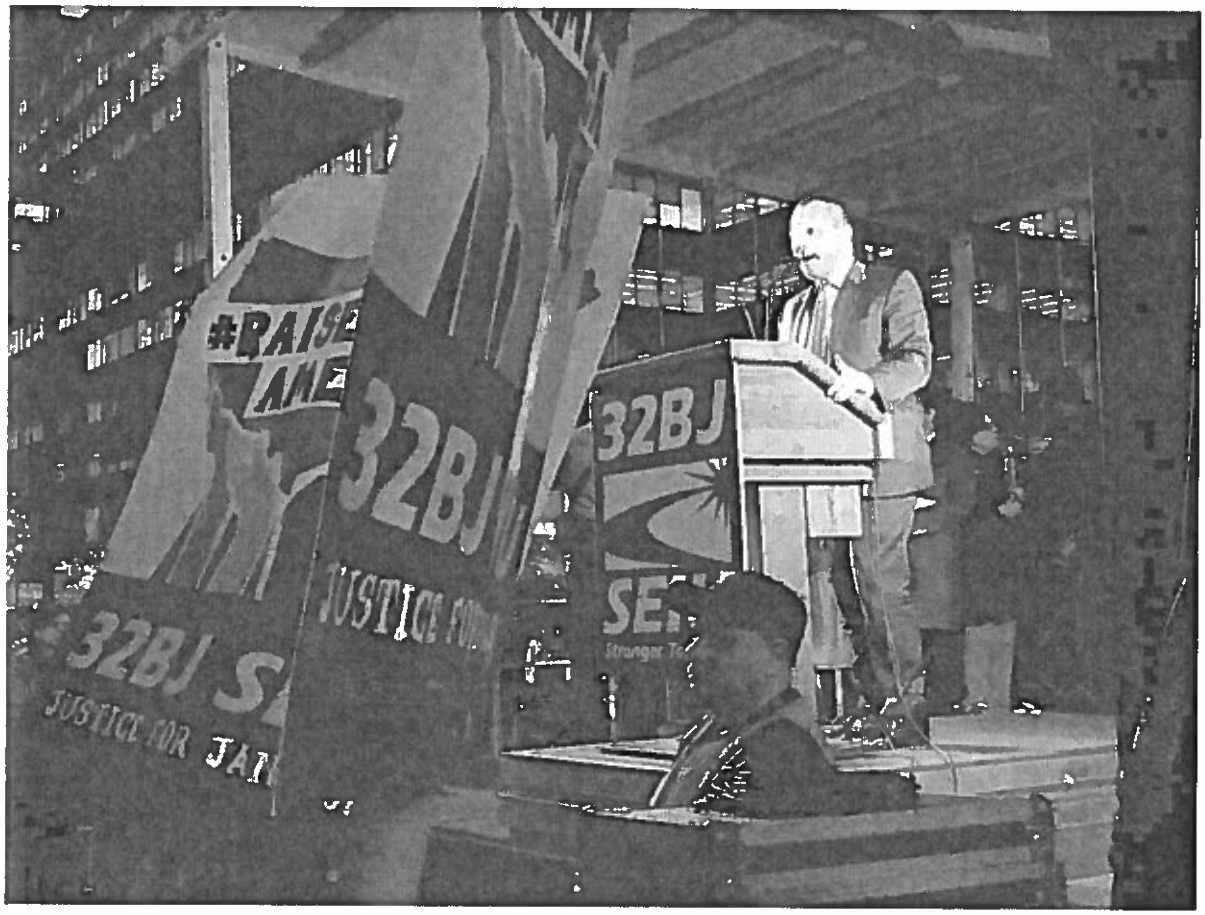
This year I called upon the New York State Public Service Commission to investigate Verizon's failure to live up to its commitment and issue a public report as to its findings. The people of my district need and deserve access to modern communications technology.

Labor

Victory! Fast Food Workers Get $15 Minimum Wage

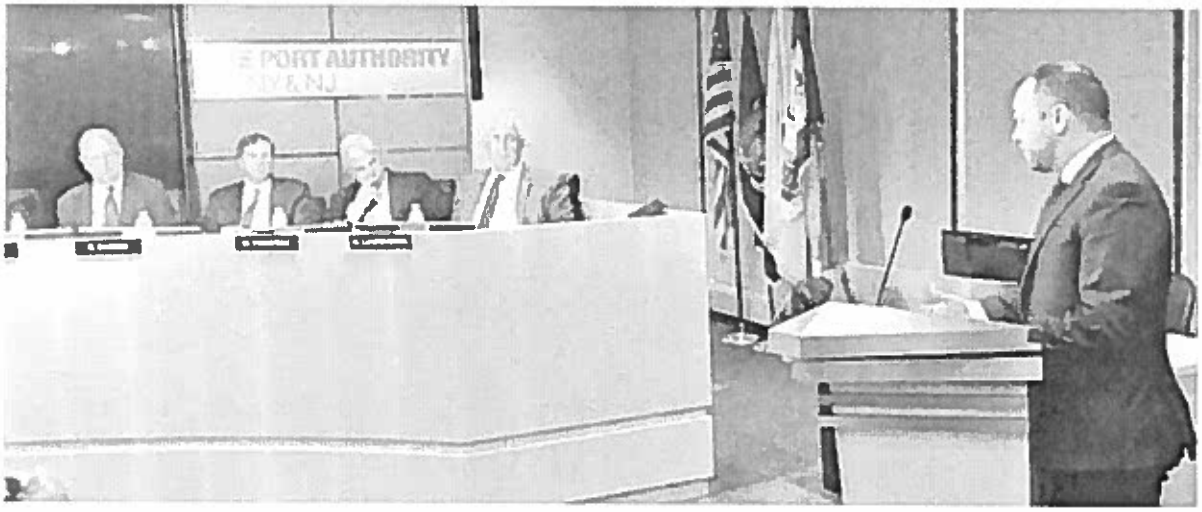
Fast food employees are like any other workers – they wake up every day to put food on the table for themselves and their families. Yet they are often paid so little, they cannot support an individual, let alone a family.

In June, I testified before the New York State Wage Board and asserted the need for higher wages. I applaud Governor Cuomo and the Wage Board for giving our State's 180,000 fast food workers a fighting chance to be raised out of poverty by approving a $15 per hour minimum wage.



This year I joined 32BJ and stood with cleaners who lost their jobs after organizing for fair pay. I also called on the Realty Advisory Board to include fair wages and benefits as they renegotiate their contracts with their

building custodians. Photo by William Alatriste



In September I addressed the Port Authority of New York and New Jersey Board of Commissioners at their monthly meeting. I advocated forcefully for a new wage and benefit package for airport workers, many of whom are full-time employees who earn only $10.10 per hour. Raising their wages is the just and responsible thing to do.

Seniors

Every generation owes a great deal to the one that came before. The 2016 City Budget allocates nearly $25 million to fund services for our seniors, including $1.275 million to create new initiatives that will support healthy aging, $3.5 million for all types of naturally occurring retirement communities, and $1.5 million to assist Holocaust survivors living in poverty.

These accomplishments are a testament to the strong leadership of Speaker Melissa Mark-Viverito and Council Member Margaret Chin, Chair of the Committee on Aging.

The Caring Majority

Starting next year, the Penn South Program for Seniors will partner with Caring Across Generations and Jews for Racial and Economic Justice on a new initiative to support elders, family caregivers, and direct care workers. It's called The Caring Majority.

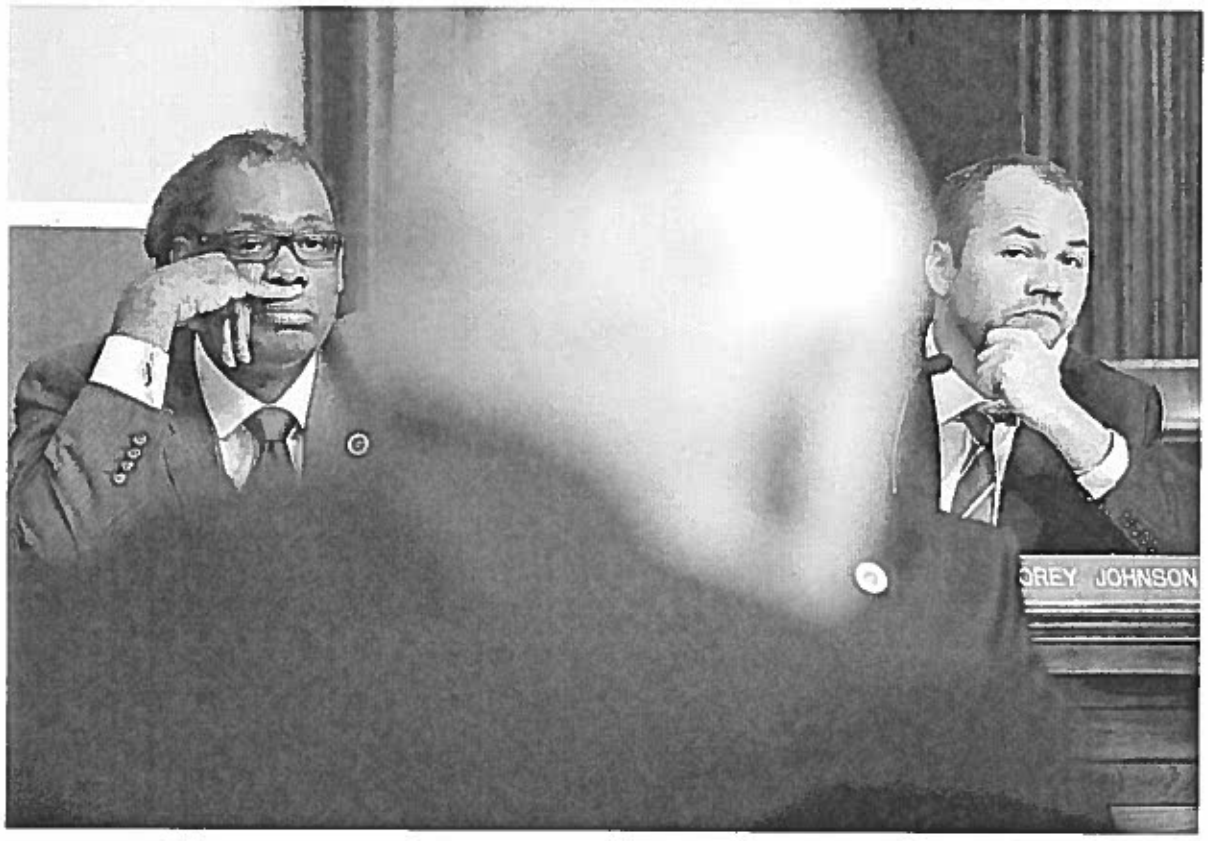
The goal of the program is to bridge the needs of domestic employers and caregivers through quality training that ensures the dignity of seniors living at home and of paid caregivers who support them in living independently. I'm proud to have supported this important initiative.

Medicare Open Enrollment Presentation

On November 9, my office teamed up with Medicare Rights Center to host a Medicare Enrollment Awareness Event at SAGE, where attendees learned about important changes to Medicare that will take place in 2016.

In June I participated in Community Board 2's Senior Action Day, which was cosponsored by CB2 and SAGE and hosted by the LGBT Center. Speaker Melissa Mark-Viverito and I are pictured here with Doris Diether, a great public servant who has served on Community Board 2 since 1964! Photo by William Alatriste

Public Safety



Listening to testimony from NYPD Commissioner Bill Bratton during a City Council Oversight Hearing of Police Training. Photo by William Alatriste

Addressing Public Safety Concerns Near Penn Station

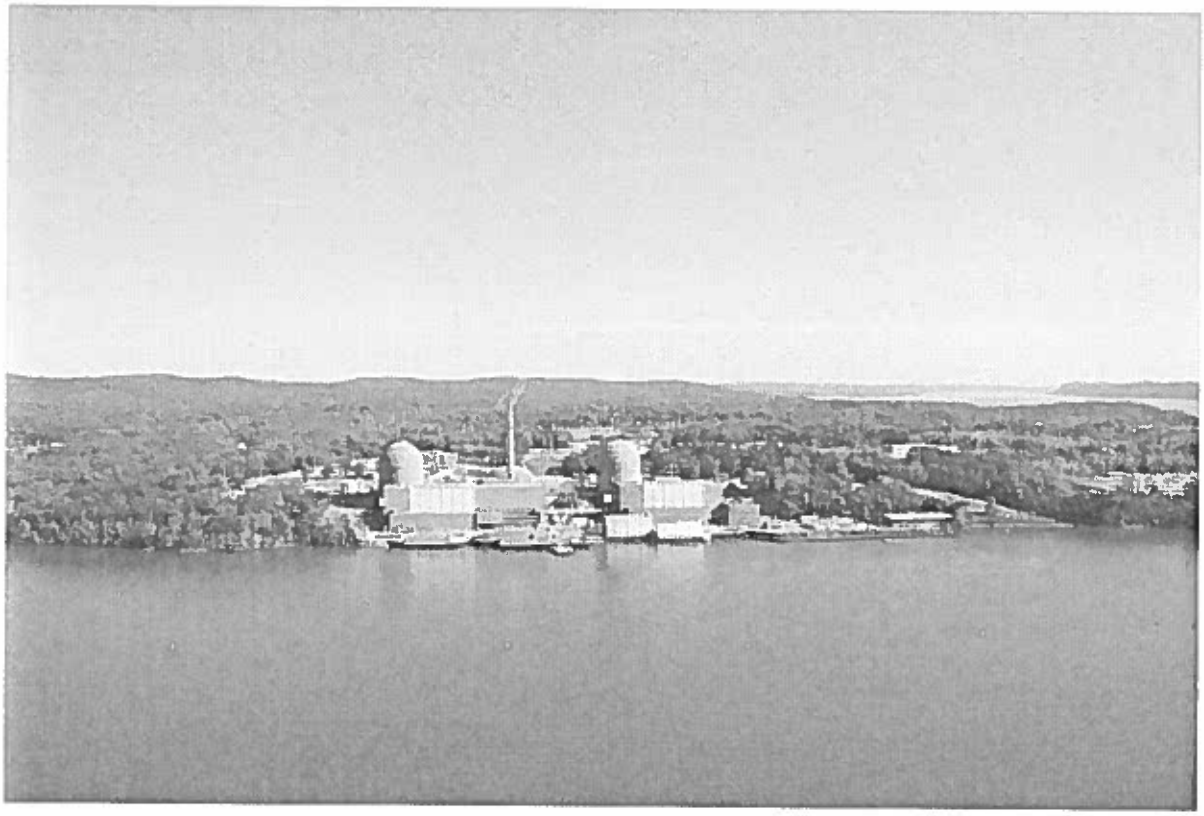
On November 9, one individual was killed and two were wounded in a drug-related shooting near Penn Station. Shortly thereafter, I convened a meeting of neighborhood stakeholders and my colleagues in government, including the NYPD, the office of District Attorney Cy Vance, Community Board Five, local business owners and several substance abuse treatment programs. It was a productive discussion that produced several 'next steps,' and we will continue to work with stakeholders to ensure neighborhood safety.

75th Anniversary of the Midtown North Precinct

On November 23, 1940, Mayor Fiorello H. LaGuardia and Police Commissioner Lewis J. Valentine presided over the opening of the "New 18th Precinct Stationhouse," which would later be known as the Midtown North Precinct. In November, I was honored to join the Midtown North Precinct for a ceremony on its 75th anniversary. This precinct has seen a lot over the past 75 years, and we are extremely fortunate to have Midtown North keeping us safe.

Environment

Shut Down Indian Point!



The Indian Point Energy Center, a nuclear power plant, is located just 25 miles north of New York City. I and many thousands of New Yorkers have long advocated for this plant to be shut down, as it poses an unacceptable threat to public safety and our environment.

I am a proud co-sponsor of Council Resolution 694, which calls on the U.S. Nuclear Regulatory Commission not to relicense Indian Point 2 and Indian Point 3, so that those reactors cease operations. I thank Council Member Donovan Richards for introducing this Resolution.

Victory! Port Ambrose Natural Gas Terminal Vetoed by Governor Cuomo

I am ecstatic that Governor Cuomo vetoed plans for the Port Ambrose Natural Gas terminal, which would have been built approximately 20 miles off of Long Island's

South Shore. This project would not only have increased demand for natural gas, which threatens our marine ecosystem, but it would also stand in the way of building an offshore wind farm in the same area.

I want to thank Governor Cuomo, my colleagues in government, and the many New Yorkers who played a role in this victory.

Reducing Plastic Bag Waste

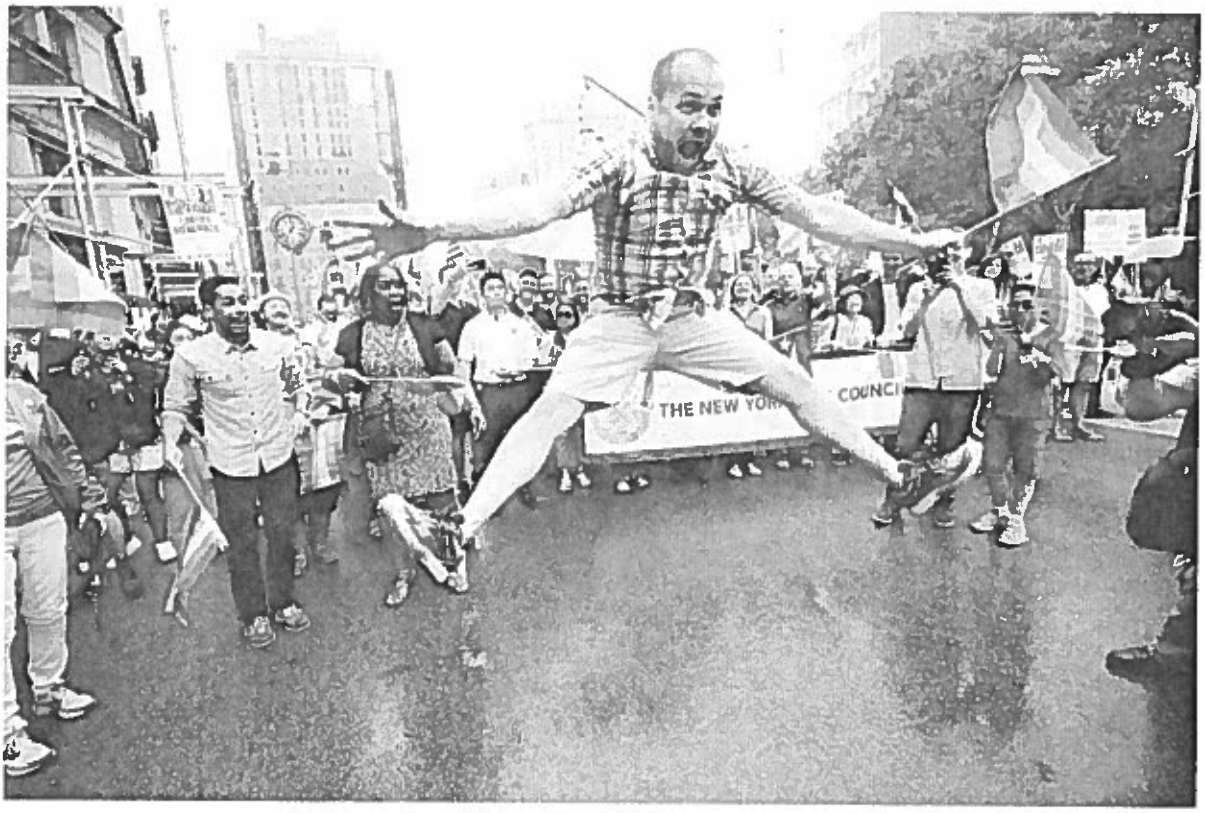
Long after we are gone from this Earth, discarded plastic bags will be floating in our oceans and littering our beaches. I am a proud co-sponsor of Council Member Margaret Chin's legislation that would greatly reduce plastic bag waste. This bill will help reduce the use of disposable carry out bags and encourage people to use paper or reusable bags.

LGBT

Needless to say, 2015 was a banner year for LGBT rights. The capstone was the Supreme Court's decision that made marriage equality the law of the land in all 50 states. The organizers of the St. Patrick's Day Parade announced that next year for the first time, an Irish LGBT group will march under its own banner at the parade. In October, Governor Cuomo issued an executive order granting new statewide anti-discrimination protections for transgender New Yorkers.

Unfortunately, we have also seen setbacks. The epidemic of violence against transgender women continued unabated in 2015, an urgent crisis that demands the attention of all Americans. In New York City, we continue to press ahead at full steam until hate crimes are brought to an end, bullying in our schools is a thing of the past,

and no New Yorker lives in fear of discrimination. Until then, we must keep pressing for change.

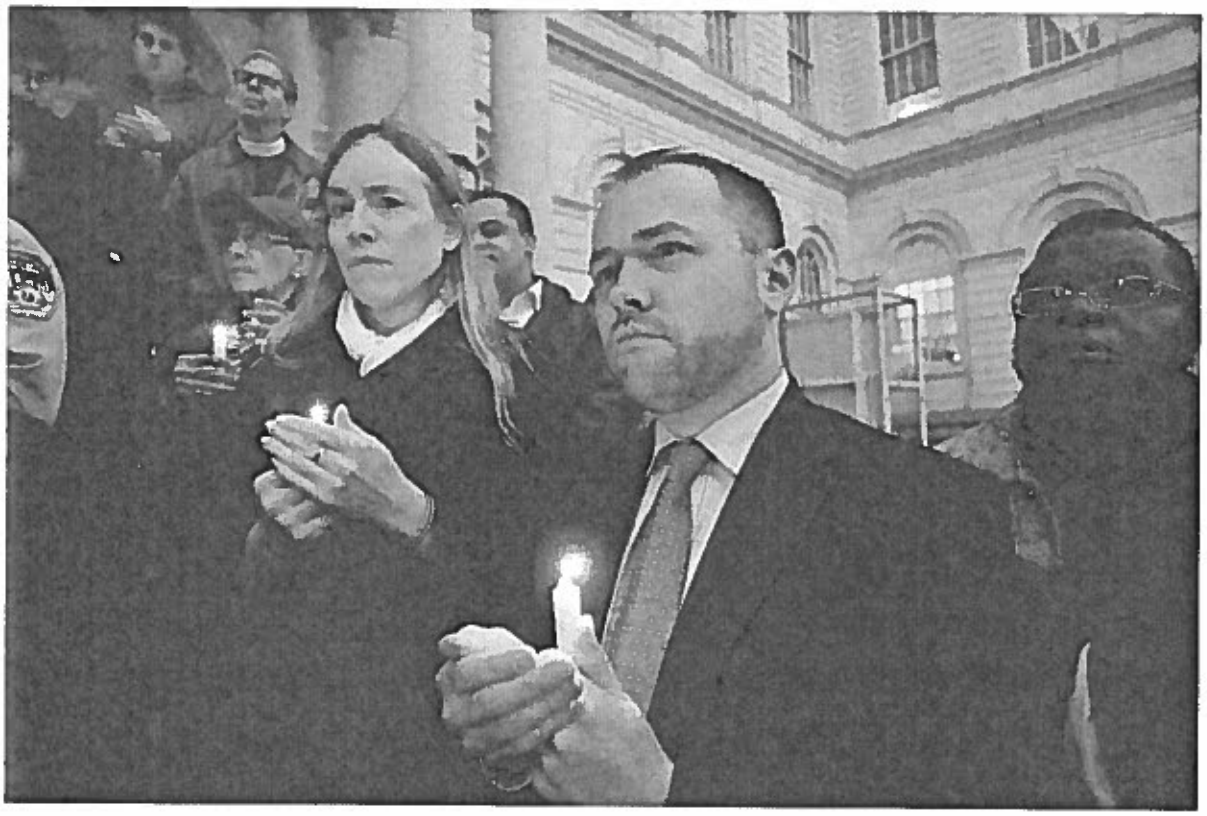


In June, millions of people gathered along Fifth Avenue and in the Village for the annual Heritage of Pride March. Photo by William Alatriste

In February I attended the ribbon cutting for the new remodeled LGBT Community Center on 13th Street.

Update on Birth Certificate Legislation

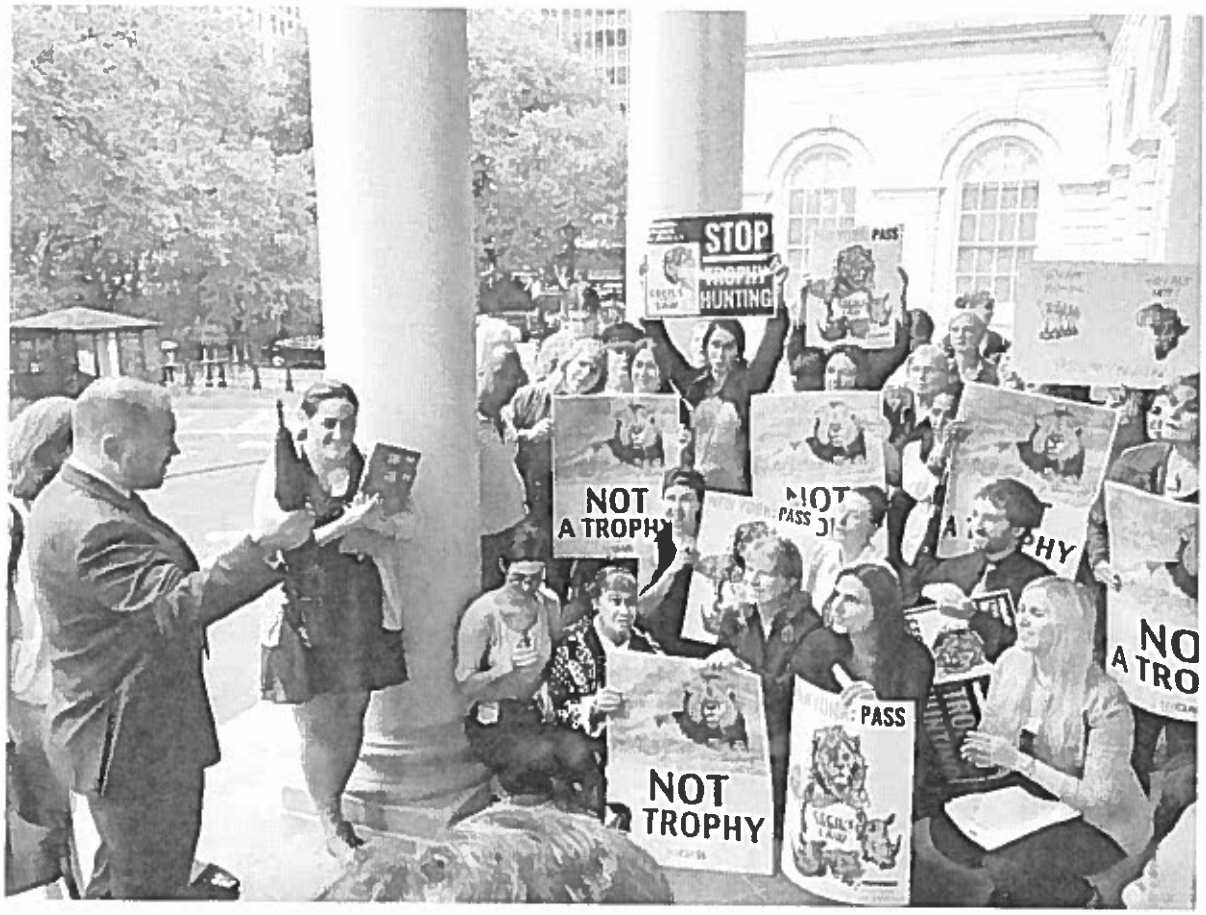
In December, the City Council passed my legislation that makes it easier for transgender New Yorkers to correct the gender on their birth certificates. Since January, when the law took effect, over 320 people have taken advantage of this fairer, commonsense policy.



On November 20, the NYC Council's LGBT Caucus held a vigil on the steps of City Hall in recognition of Transgender Day of Remembrance. On this solemn occasion, we honor those lives that have been lost to transphobic violence, and renew our commitment to creating a society free from prejudice. We presented a Council Citation to Delores Nettles, the mother of Islan Nettles, a young woman whose life was taken in violence. By speaking out, Delores Nettles has inspired countless others with her strength and courage.

In July, I spoke at the groundbreaking for the Ali Forney Center's Bea Arthur Residence, which will provide services and housing for homeless gay and transgender youth when it opens at 222 East 13th Street next year.

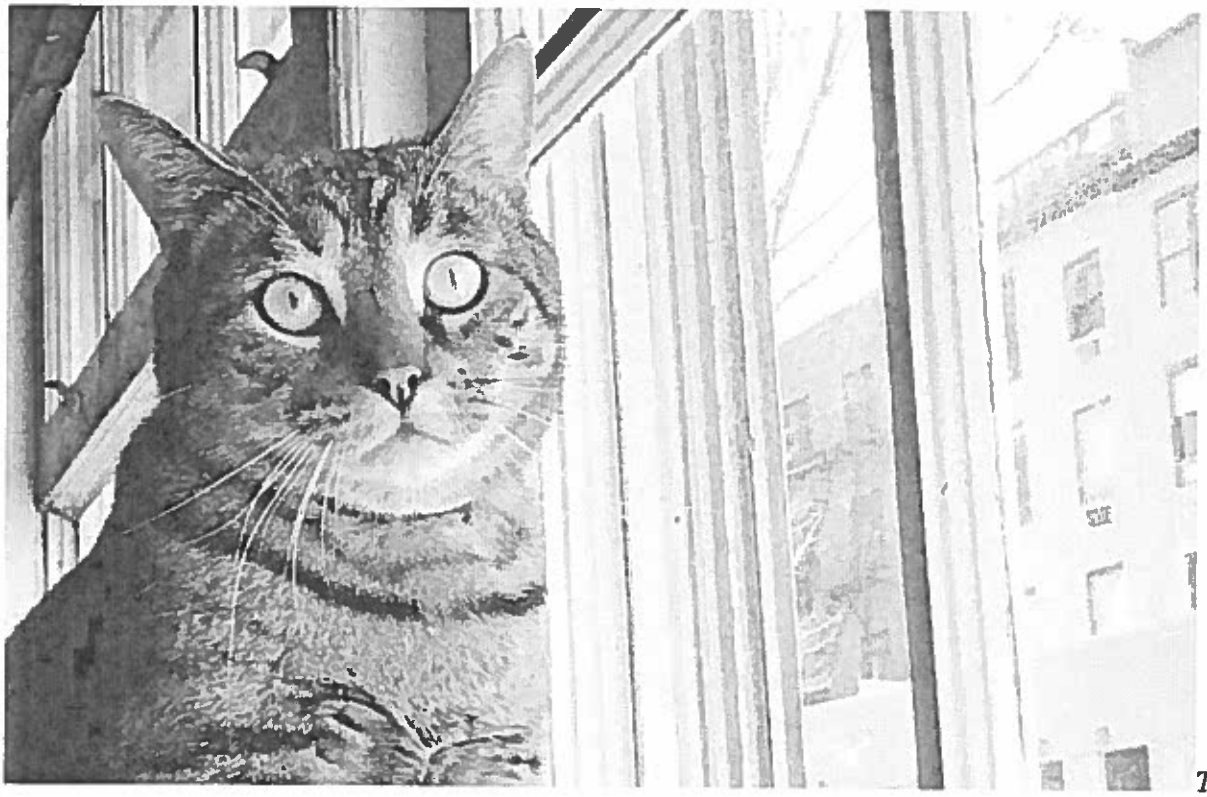
Animal Rights



Addressing demonstrators who organized on the steps of City Hall to protest trophy hunting

Fighting for Full Service Animal Shelters Across New York City

On February 25, I chaired a Health Committee oversight hearing on Animal Care Centers. The focus of the hearing was Council Member Paul Vallone's bill, which I am co-sponsoring, that would mandate full service animal shelters for every borough in the City.



This year I adopted a cat, Mousse, from Animal Care Centers of New York! Bringing a rescue animal into my home has truly changed both of our lives for the better. I encourage everyone to rescue a cat or dog themselves! Visit www.nycacc.org for more information.

Historic Preservation

Greenwich Village
says...
KEEP OUR

Lynch, Edward

From: Small Business Congress <savenycjobs@gmail.com>
Sent: Friday, January 08, 2016 2:21 PM
To: Maisel, Alan; Cohen, Andrew; King, Andrew; Palma, Annabel; Reynoso, Antonio; Kallos, Ben; Lander, CM; Menchaca, Carlos; Deutsch, Chaim; Johnson, Christine; Constantinides, Costa; Dromm, Daniel; Garodnick, Daniel; Mealy, Darlene; Greenfield, David; Rose, Deborah; Richards, Donovan; Crowley, Elizabeth; Ulrich, Eric; Cabrera, Fernando; Rosenthal, Helen; Miller, I. Daneek; Barron, Inez; Dickens, Inez; Vacca, James; Van Bramer, James; Ferreras, Julissa; Williams, Jumaane; Koslowitz, Karen; Cumbo, Laurie; Chin, Margaret; Arroyo, Maria del Carmen; Levine, Mark; Treyger, Mark; Weprin, Mark; Eugene, Mathieu; Mark-Viverito, Melissa; Vallone, Paul; Koo, Peter; Espinal, Rafael
Subject: Fwd: Good editorial supporting Small Business Jobs Survival Act

Small businesses have no voice at City Hall so these editorials are important.
Please read and learn what the community wants our elected officials to do.

http://town-village.com/2016/01/08/editorial-sbjsa-could-be-the-only-hope-for-saving-mom-and-pop-shops/

Lynch, Edward

From: Small Business Congress <savenycjobs@gmail.com>
Sent: Monday, May 02, 2016 4:42 PM
To: Miller, I. Daneek; Barron, Inez; Dickens, Inez; Vacca, James; Van Bramer, James; Ferreras, Julissa; Williams, Jumaane; Koslowitz, Karen; Cumbo, Laurie; Chin, Margaret; Salamanca; Levine, Mark; Treyger, Mark; Grodenchik, Barry S.; Eugene, Mathieu; Mark-Viverito, Melissa; Vallone, Paul
Subject: Fwd: 87 Queens Assoc stand up for small biz & sign petition calling on Queens lawmakers to pass the Small Business Jobs Survival Act (SBJSA)
Attachments: qcc small business letter (Rev 1) with petition-1.pdf

The Small Business Congress, NYC

Media Advisory

For Immediate Release

May 2, 2016
SBC
12-750-5560 savenycjobs@gmail.com

Contact: Steven Barrison, Spokesperson

ph: 2

87 Queens Associations stand up for small businesses as they face a crisis

to survive caused by exorbitant rent increases. Community leadership sign petition calling on Queens lawmakers to "address the crisis quickly by passing the Small Business Jobs Survival Act, which gives rights to owners to protect and preserve Queens's businesses and jobs".

The Future of Queens' businesses is in the hands of

Queens Council Members - will they keep their progressive campaign pledges and restore the American Dream for Queens' Mom & Pop ?

Dateline NYC, May 2, 2016

Queens' community and business groups took an action which until now their lawmakers have refused to do. They made a strong statement that Queens' small businesses need legislation passed to protect and preserve Queens' hard working business owners from unfair, manipulated or failed market forces. (See petition at end) Their petition makes clear what every New Yorker knows and what City Hall refuses to acknowledge in public, a crisis exists for our small business owners when their leases expire. With no rights for commercial tenants, the majority of businesses can't compete with big banks, franchises and speculators in paying exorbitant rent increases or making a reasonable profit under oppressive lease terms. This one-sided broken lease renewal process has destroyed many long established businesses and is making others struggle to survive, and the crisis is getting worse and coming to Queens. The petition calls upon Queens lawmakers to make a priority of finding a real solution quickly. One which will *level the playing field for our businesses when their leases expire*, and one which will allow them to again bargain in good faith *to negotiate fair lease terms* and make a reasonable profit for their hard work and investment.

After reviewing all the proposed options being considered, they call upon all Queens lawmakers to sign onto the Small Business Jobs Survival Act (SBJSA), the only proposal that will actually give small business owners some rights when dealing with their landlords and will guarantee at least a possibility of survival and reasonable lease terms. The SBJSA is the only real solution to save the businesses because it is the only proposal which gives the tenants the right to renew their leases as well as the right to negotiate equally with the landlord for new lease terms. The right to renewal is what the Queens business owners need to survive according to small business advocates lead by Sung Soo Kim, the city's leading small business expert, often called the* "Godfather of Small Business." For more than 30 years, Mr. Kim has negotiated thousands of lease renewals for his Korean members and dealt daily with the problems facing small businesses. This is what he says must be the cornerstone of any successful legislation, "The absolute essential component of any law to be successful and save businesses and stop the closing of businesses is *the right to renewal of the lease*. Without this right to protect business owners from either a breakdown or manipulation of the free market, *all proposals will fail and all independent owners in New York City will eventually be forced to close.*"

Queens's small business owners deserve rights and respect for their sacrifices and investment made in Queens. Small Businesses are the largest employer, the backbone of the Queens' economy, and vital to the stability and character of every Queens neighborhood. It is important that all Queens lawmakers take seriously the crisis their business owners face today and make a priority of the petition's request from the Queens community groups to find a real solution quickly. Queens community groups do not want what has happened in Manhattan, rent gouging forcing long established businesses to close, which is getting worse and increasing in Brooklyn and Bronx neighborhoods, to happen in Queens. Last year the city courts evicted on average 542 commercial businesses per month, with the highest increase in the Bronx, up 30%. Rent gouging is no longer just a Manhattan problem. Along with the sky high rent increases, other landlord abuses are becoming the norm, like illegal extortion of cash from mostly immigrant owners when their leases expire. Also, landlords only giving short term leases (sometimes month to month), to long established businesses so the landlords are in a better position to rent to "deep pocket" franchises.

The petition signers reject proposals keeping the status quo which offer no real solution to the crisis.

One proposal gives business owners only the right to a one year extension of the lease to give added time for the business owners to move. Business owners, their customers, as well as the community do not want our small businesses to be displaced. Where are they supposed to move? Sky high rents are happening in every

neighborhood and many Queens business owners have already be forced to move to Queens from other boroughs. Landlords are warehousing empty stores in prime shopping areas (sometimes for years), waiting for "deep pockets" to rent to. This proposal would actually make the crisis worse when businesses are forced to bid against their neighbors to stay in the neighborhood.

Another proposal calls for zoning changes to keep out big chain stores on Main Street. Zoning is 15 years too late for most NYC neighborhoods which already have banks and chains on every block of Main Street. The biggest argument against zoning is that it has nothing to do with the heart of the problem, the lease renewal process producing high rents and oppressive lease terms. Zoning has nothing to do with lease renewals, only new leases and would not save a single business or job.

Still another proposal calls for tax incentives to landlords who not raise the commercial rents sky high on business owners. In NYC, all businesses pay the landlords' property taxes, which makes this proposal worthless. The latest proposal from City Hall to address the high rents forcing businesses to close came from Speaker Mark-Viverito in her State of the City Address. The Speaker said, "*So this year the Council will launch a planning study to develop recommendations for strengthening our small business community through land use policy and other tools, such as tax incentives.*"

At a time when an estimated 1,000 businesses are forced to close each month, small business advocates view her statement as an insult to the city's struggling small business owners and an insult to those progressive legislators whom the voters elected to stand up to special interests and pass progressive legislation. The Speaker's call for another study to address this crisis is what Sung Soo Kim, calls another Trojan Horse from City Hall created by REBNY (real estate lobby) to keep the status quo and stop any vote on the Small Business Jobs Survival Act. He is not surprised by the Speaker's call for a study at a time of crisis and record closings of small businesses. Kim said, "Small business owners, and especially immigrant owners were marginalized by City government and a *deprived social class* that have no voice in making economic policy in NYC."

The Speaker's call for another study is the opposite position she took as a council member, when she was a sponsor of the Small Business Jobs Survival Act. As a councilmember she testified, "I am a proud sponsor of Small Business Survival Act, and the Council must be firm and strong." As Speaker, she calls on lawmakers to be silent and don't hold a hearing on the SBJSA and instead, stall and study the problem. As a councilmember she testified she "recognizes that the council has a responsibility to represent all sectors in this city and not just a select few." As Speaker she allows the real estate lobby to orchestrate the Shadow Government at City Hall, and define both the problems faced by our small business community and the solutions to those problems. This policy has lead to making the crisis worse under her leadership.

The Speaker is passing up a golden opportunity to give true progressive lawmakers the chance to pass

real progressive legislation like the SBJSA.

Small business advocates say the Speaker's call for another study is not necessary and will only stall a real solution for our desperate business owners who need a real solution now to save them.

It is not necessary because Manhattan Borough President Gale Brewer, completed a huge multi year study started in May 2014 which involved 21 government agencies and small business organizations and several small business roundtables to gain the facts. From this extensive study she made several recommendations, one of which is now being turned into proposed legislation for the Council to consider. This study reached the same conclusion that the Speaker and Borough President Gale Brewer did, "the mom-and-pop crisis has intensified with a fury." Furthermore, NYC Comptroller, Scott Stringer formed a Red Tape Commission to advocate for small business owners and discover their major problems and recommend solutions to address them. He held town hall meetings in five boroughs to listen to community activists and business leaders. Instead of a REBNY hand picked stalling study, with the goal of keeping the status quo, the Speaker should begin public hearings on all proposed solutions to address this crisis.

The future of Queens economy is at stake, therefore, the Queens community groups call upon the Mayor, Speaker and all Queens Council Member to assure our small businesses receive an honest debate, not corrupted by political or special interests' influence. The petition calls for quick passage of the Small Business Jobs Survival Act, a fair and just law that would send a message to all NYer's that Queens has a pro-small business environment and is still the Gateway in NYC for entrepreneurs, especially immigrants, to invest in and achieve the American Dream.

* Sung Soo Kim, is the founder of the oldest small business service center in NYC, the Korean American Small Business Service Center, and was chairman of the Mayor's First Small Business Advisory Board, appointed by Mayors Dinkins and Giuliani.

Lynch, Edward

From: Kirsten Theodos <kirsten@takebacknyc.nyc>
Sent: Thursday, May 05, 2016 11:40 AM
To: Maisel, Alan; Cohen, Andrew; King, Andrew; Palma, Annabel; Reynoso, Antonio; Kallos, Ben; Lander, CM; Menchaca, Carlos; Deutsch, Chaim; Johnson, Christine; Constantinides, Costa; Dromm, Daniel; Garodnick, Daniel; Mealy, Darlene; Greenfield, David; Rose, Deborah; Richards, Donovan; Crowley, Elizabeth; Ulrich, Eric; Cabrera, Fernando; Rosenthal, Helen; Miller, I. Daneek; Barron, Inez; Dickens, Inez; Vacca, James; Van Bramer, James; Ferreras, Julissa; Williams, Jumaane; Koslowitz, Karen; Cumbo, Laurie; Chin, Margaret; Salamanca; Levine, Mark; Treyger, Mark; Grodenchik, Barry S.; Eugene, Mathieu; Mark-Viverito, Melissa; Vallone, Paul; Koo, Peter; Espinal, Rafael; Torres, Ritchie; Cornegy, Robert; Lancman, Rory; Mendez, Rosie; W, Ruben; Levin, Stephen; Matteo, Steven; Gibson, Vanessa; Gentile, Vincent; Joseph Borelli; Rodriguez, Ydanis
Subject: Mayor BdB, Speaker MMV and Councilman Cornegy earn A+ grade for serving special interest

TAKE BACK NYC

Media Advisory
For Immediate Release
May 4, 2016

Contact: Kirsten Theodos
Kirsten@takebacknyc.nyc

Mayor de Blasio, Speaker Mark-Viverito, and Councilman Cornegy earn A+ grade for serving special interest

Earn an F for NOT serving the people and small businesses

Dateline NYC, May 4, 2016: Recently, 80 advocate groups representing small businesses, professionals, and tenants' rights released their mid-term grade of Mayor Bill de Blasio's economic policy for NYC's small businesses. The conclusion: F.

A special committee organized by the Small Business Congress "...was comprised of only people who have a minimum of 25 years experience in owning and operating a small business in NYC or advocating for small businesses. Furthermore, to avoid conflict of interests, no member has received government funding or has contracts with the

city/state, or was consultant to any big business or government funded organization. No member's organization has board members or officers who represent banks, SBA, the real estate industry or promoted loan programs. This committee was comprised of representatives from each borough, most of the city's ethnic minority and women business owners, professional businesses, and every type of business in NYC including arts and Not for Profits."

The committee found "The record shows as Councilman, Bill de Blasio had first-hand knowledge of the dire consequences faced by business owners under Bloomberg's anti-small business policies and the instability and crisis it created. As Councilman and candidate for Public Advocate he was the strongest voice for the passage of real solutions to the real problems of NYC businesses, like the Small Business Jobs Survival Act (SBJSA) to stop the closing of long established businesses caused by exorbitant rent increases. Yet as Mayor, he remains silent on the small business crisis and the need to address any major problem which would save a single small business or a single New Yorker's job."

The report concluded that the crisis had gotten significantly worse during the first two years of Mayor de Blasio's Administration. During that time, 12,363 Court Warrants to Evict Commercial Businesses were issued with an est. 30,000 Businesses Closed Citywide and an est. 200,000 NYers lost their jobs. "...under Mayor de Blasio's economic policy, for long established businesses, NYC is the worse major city in the world to survive lease expiration and negotiate fair lease terms which allow a reasonable profit."

Many NYers are confused that with a "progressive" Mayor, Speaker and City Council all pledging to promote progressive legislation and declaring to be pro-small business (because they are "the backbone of our economy"), why they have remained silent as our small businesses are being destroyed. Even more perplexing, why is our progressive City Council denying democracy to a bill that would stop the closing of long established small businesses? It is apparent that like Albany, our city's political system is being rigged by electeds who have received big real estate campaign contributions, as our Mom & Pops become extinct.

The F grade given to Mayor de Blasio is the result of his failure to address the crisis faced by our city's small business owners. But this failure is not solely on the feet of NYC's chief executive. It also falls on our City Council and those we have elected to represent us. Chief amongst these fellow failed progressives are Chairman of the Committee on Small Business, Council Member Robert Cornegy, and City Council Speaker, Melissa Mark-Viverito. Both along with the Mayor are perpetuating former Mayor Bloomberg's anti-small business policies, making the crisis worse by continuing to collaborate with the real estate lobby to keep the status quo and denying a vote on the **SBJSA**.

Also contributing to the F grade is the fact that in July 2014, Chairman Cornegy began working on legislation to address the problem of businesses closing due to exorbitant speculative rent increases and still he has not produced anything. Since then, the crisis has significantly worsened and in the two years since he began his work, he has

presented nothing to his committee to consider in an attempt to save a single small business. For two years, Cornegy has stalled and abandoned the NYC small business community while they are closing in record numbers and struggling to survive. (Over 1,000 small businesses close every month across the five boroughs) Cornegy has also turned his back on 27 true progressive Council Members who support the **SBJSA**; a clear majority of the City Council and of his Committee. Today, under his leadership the courts are evicting on average 542 businesses per month with that number growing disproportionately in the boroughs of the Bronx and Brooklyn. While Cornegy acknowledges a crisis exists and something has to be done to stop the closing of small businesses, he has done absolutely nothing except talk about hypothetical legislation originating from MBP Brewer's small business proposal and doing what big real estate wants: keeping the power with the landlords and not calling a hearing on the **SBJSA**.

Recently, the NY Daily News reported on the small business crisis in NYC with their piece "Malls of America". A crisis that Cornegy continues to acknowledge but still does nothing to address it. Under Cornegy and Speaker Mark-Viverito's leadership, it is acceptable to stall and do nothing while our small businesses disappear as Cornegy's predecessor, Small Business Committee Chairman Yassky had rightly predicted. It's not just the business owners who are suffering under Cornegy and Speaker Mark-Viverito's do nothing policy created by the real estate lobby. The other victims are their employees and their families facing lower wages or being laid off, the character of our neighborhoods changing, lost job opportunities for low income families and hard to employ NYers, fixed income families forced to pay higher prices, and jeopardizing our city's entire middle class when the backbone of our economy is breaking due to high rents.

When Cornegy was asked why he won't allow for a public hearing of the only solution before the City Council, the **SBJSA**, he responded, "I'm not certain it will get passed." The sheer audacity that his opinion somehow carries more weight than the majority in the City Council who support the **SBJSA**, not to mention the cumulative nearly 4 million NYers they represent, is a complete failure to understand democracy and the role he was elected to serve.

Cornegy's added excuse for his inaction was, "it (**SBJSA**) will not yield what people are looking for." What the people are looking for are their beloved Mom & Pops to survive, not giving them a one year extension to move. The real estate lobby on the other hand is looking to keep the status quo which protects landlords' windfall profits by encouraging phony proposals that would make the crisis worse and expedite the displacement of our small businesses. Cornegy needs to be enlightened about the democratic process. Legislation is not made behind closed doors by career bureaucrats working in the Speaker and Mayor's offices, who are following orders from the real estate lobby. Cornegy's allegiance to City Hall's shadow government controlled by big real estate and his lack of experience with small businesses has actually made the crisis worse. Rent gouging is out of control and is now happening all over the city and Cornegy is calling this part of an organic natural growth progress, a talking point originating from the real estate lobby to justify the unintended consequences of real estate speculation and greed.

Speaker Mark-Viverito also contributes to the Mayor's F grade for allowing her office to be influenced by the real estate lobby and stopping a vote on the SBJSA. In 2009, the **SBJSA** had 32 sponsors including the entire Small Business Committee and was certain to easily pass into law. To stop a vote on the **SBJSA**, then Speaker Quinn used an unsubstantiated lie created by REBNY, that the bill had "legal problems". Even though this claim was later proved to be without any legal merit, it is still being regurgitated today by many members of the Council to justify inaction and deny sponsorship of the **SBJSA**. The Speaker's office today is using the same lie about the bill's legality to deny a public hearing on the **SBJSA**. NYers did not expect a continuation of Speaker Quinn's sell out to the real estate lobby from a so called "progressive". And to add further insult to our desperate small business owners and to democracy, the Speaker recently announced at the State of the City address that the Council will create a planning committee to study the small business problem and recommend solutions like tax incentives to landlords. Another study, ***(this will be the third small business study since 2014)*** is an already used stalling tactic created by REBNY to prevent a vote on the **SBJSA**.

Self-anointed 'progressives' like de Blasio, Cornegy, and Mark-Viverito were elected to pass progressive legislation and the **SBJSA** is progressive legislation. Instead, we get a phony 'progressive' Mayor and City Council whose only true claim to progressiveness is progressively lining the pockets of big real estate.

It's time to begin recognizing progressive elected officials by their actions, not by their rhetoric. With this measurement, we have 27 of the 51 City Council Members we can truly call progressives whether they call themselves democrat or republican. Progressiveness lies in not only passing progressive social legislation but economic as well. By any measure, Mayor de Blasio, Chairman Cornegy and Speaker Mark-Viverito are failures when we look at their actions to save our small businesses, not what they say -- they all deserve a big F grade. It's time to pass the **SBJSA**, it's time for action, it's time for democracy to return to City Hall.

--
Kirsten Theodos
TakeBackNYC
www.takebacknyc.nyc

Lynch, Edward

From: Manhattan Community Board #3 <cb3@cb3.pmailus.com>
Sent: Wednesday, November 25, 2015 1:49 PM
To: Earley, Roxanne
Subject: CB3M - December 2015 Calendar of Meetings

Sent by: Manhattan Community Board #3
Reply to the sender

CALENDAR OF MEETINGS - DECEMBER 2015

This calendar is subject to change, please confirm at CB3 website

Community Board 3 Interstate Bus Townhall Meeting
Tuesday, December 1 at 6:30pm -- PS 124 - 40 Division Street

* Townhall meeting to identify problems and potential solutions resulting from noncompliant interstate bus companies

CB 3 Arts & Culture Town Hall
Wednesday, December 2 at 6:30pm -- Theater for the New City - 155 First Avenue (btwn E 9th & 10th Sts)

* Town hall meeting on Arts & Culture offering Artists, Arts Organizations, Galleries and the general public an opportunity to hear responses to their questions about services available for the Arts & Artists from leading Arts organizations and elected officials

Economic Development Committee
Wednesday, December 2 at 6:30pm -- Village View, Community Room - 175 East 4th Street (btwn 1st Ave & Ave A)

1. Approval of previous month's minutes
2. Manhattan Borough Pres Small Business Jobs Survival Act
3. EDC: 124 East 14th Street - RFP overview and CB input
4. Continued discussion on potential Special District for CB 3

Thursday, December 3 at 6:30pm -- The Lee - 133 Pitt Street (at Houston)

1. Approval of previous month's minutes
2. "Struggling" Schools under the School Receivership Law in CB 3 - PS 15, Henry Street Int'l Studies School, Marte Valle HS
3. Community School District 1 admission policy

SLA & DCA Licensing Committee
Monday, December 7 at 6:30pm -- Community Board 3 Office - 59 East 4th Street (btwn 2nd Ave & Bowery)

applicant's name follow by current owner if applicable

Please Note: Applicants must submit withdrawals and residents must submit materials and agreements by Friday before meeting at noon.

1. Approval of previous month's minutes

Renewal with Complaint

2. Revision Lounge and Gallery (219 Avenue B Music Lounge Inc), 219 Ave B (op)
3. Poco (Becaf LLC), 33 Ave B (sidewalk cafe)
4. No Malice Palace (197 Artichoke Corp), 197 E 3rd St (op)

Applications within Saturated Areas

5. To be Determined, 152 Ludlow St (op)
6. To be Determined, 131 Ave A (op)
7. Il Mago (Bella 'Mbriana LTD), 234 E 4th St (wb)
8. Sweethaus (Kelaka Inc), 119 St Marks Pl (wb)

Sidewalk Cafe Application

9. Schnitz (DY Schnitz LLC), 177 1st Ave

Alterations

10. Russ & Daughters Cafe (FourthGen LLC), 127 Orchard St (op/minor alt prior to opening to reflect final layout)
11. Russ & Daughters Cafe (FourthGen LLC), 127 Orchard St (op/add live music once a month/display liquor bottles)
12. Juke Bar (Maddsg LLC), 301 E 12th St (op/add live music)
13. Turntable 50' and 60' (Vintage B Inc), 56-58 Ave B aka 235-237 E 4th St (wb/extend hours to 1am)

New Liquor License Applications

14. The John Lamb (Delancey Square Hospitality LLC), 119 Orchard St (op)
15. ~~Kuni's Ikinari Steak (Kuni's Corporation), 90 E 10th St (op)~~
16. Biang (Wen Zi Inc), 157 2nd Ave (op)
17. Eldridge Hospitality LLC, 105-107 Eldridge St (op)
18. Numero 28 (La Meridiana I LTD), 176 2nd Ave (upgrade to op)
19. 174 Rivington Street Corp, 174 Rivington St (op)
26. Villa Cemita Inc, 50 Ave A (wb/legalize alt)

Items not heard at Committee

20. Wu's Wonton King (Wu's Wonton King Inc), 165 E B'way (wb)
21. Tasty Hand-Pulled Noodle Inc, 1 Doyers St (wb)
22. Akina Sushi Inc, 424 E 14th St (wb)
23. Jasmine Concept Inc, 11 Mott St (wb)
24. New Arping Restaurant Inc, 45 Division St (wb)
25. 114 Bagel & Grill Inc, 114 3rd Ave (b)

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b=beer only | wb=wine & beer only | op=liquor, wine, & beer | alt=alterations

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Land Use, Zoning, Public & Private Housing Committee

Wednesday, December 9 at 6:30pm -- Grand Street Settlement Cornerstone at Seward Park Extension
56 Essex Street (btwn Grand & Broome Sts)

1. Approval of previous month's minutes
2. Development team: Update on Essex Crossing
3. BSA application for a special permit for physical culture establishment at 98 Ave A
4. EDC Informational presentation: Williamsburg Bridge Trolley Terminal-- Request for Expression of Interest
5. Discussion of CD 3 rezoning based on CWG proposal

Parks, Recreation, Cultural Affairs, & Waterfront Committee

Thursday, December 10 at 6:30pm -- BRC Senior Services Center - 30 Delancey Street (btwn Chrystie & Forsyth Sts)

1. Approval of previous month's minutes
2. Proposal for Parks Dept to exempt voter registration with small tables from permitting procedure
3. NYC Community Garden Coalition Informational presentation: 'Gardens Rising' resiliency program in CB3 community gardens
4. Identification of parks to consider for workshop with Parks dept in January and then nominate for funding as Parks without Border project
5. Report from Arts Subcommittee

Block Party

6. Chinese New Year Celebration, E B'way (Chatham Sq & Market St), 2/20/16

Arts & Cultural Affairs Subcommittee

Monday, December 14 at 6:30pm -- Theater for the New City - 155 First Avenue (btwn E 9th & 10th Sts)

1. Approval of previous month's minutes
2. Cooper union: conceptual plan for digital projections at the Cooper Union Foundation Building to promote exhibitions and events to the public
3. Request for support for Dept of Cultural Affairs to restore funding to New Federal Theater, The Negro Ensemble Company, Roger Furman Theater

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Landmarks Committee

Wednesday, December 16 at 6:30pm -- University Settlement at Houston Street Center - 273 Bowery

Note new location this month

1. 66 Allen Street aka 315 Grand Street: Proposal is for restoration of Allen Street and Grand Street facades, construction of a small rooftop enlargement
2. Certificate of Appropriateness application for 11 East 3rd Street for new parking lot
3. Proposal to landmark Provident Loan Society Building at 223-225 East Houston Street
4. Requests for support for landmarks designation: discussion of policies, procedures, forms

---

Executive Committee

Thursday, December 17, 2015 - 6:30pm

Community Board 3 Office, 59 East 4th Street

* CB 3 policies list

Community Board 3, Full Board Meeting

Tuesday, December 22, 2015 - 6:30pm

PS 20 - 166 Essex Street (E Houston & Stanton Sts)

December 15 is the last day for community members to submit January agenda items

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Lynch, Edward

From: Olan, Patricia
Sent: Wednesday, November 25, 2015 2:38 PM
To: M01
Subject: FW: CB3M - December 2015 Calendar of Meetings
Attachments: AGENDA-2015-12.pdf

--
Patricia Olan
Constituent Services, Community Liaison, & Scheduler
For Council Member Margaret Chin, District 1
165 Park Row, Suite #11
New York, NY 10038
Tel: 212-587-3159
Fax: 212-587-3138
E-Mail: polan@council.nyc.gov

From: cb3news@cb3manhattan.org [mailto:cb3news@cb3manhattan.org]
Sent: Wednesday, November 25, 2015 11:48 AM
To: annoucements@cb3manhattan.org
Subject: CB3M - December 2015 Calendar of Meetings

CALENDAR OF MEETINGS - DECEMBER 2015

This calendar is subject to change, please confirm at CB3 website

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Thursday, December 3 at 6:30pm -- The Lee - 133 Pitt Street (at Houston)

1. Approval of previous month's minutes
2. "Struggling" Schools under the School Receivership Law in CB 3 - PS 15, Henry Street Int'l Studies School, Marte Valle HS
3. Community School District 1 admission policy

SLA & DCA Licensing Committee

Monday, December 7 at 6:30pm -- Community Board 3 Office - 59 East 4th Street (btwn 2nd Ave & Bowery)
applicant's name follow by current owner if applicable

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Land Use, Zoning, Public & Private Housing Committee ROXANNE

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Parks, Recreation, Cultural Affairs, & Waterfront Committee - YONG

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3. NYC Community Garden Coalition Informational presentation: 'Gardens Rising' resiliency program in CB3 community gardens
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Executive Committee

Thursday, December 17, 2015 - 6:30pm

Community Board 3 Office, 59 East 4th Street

* CB 3 policies list

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Tuesday, December 22, 2015 - 6:30pm

PS 20 - 166 Essex Street (E Houston & Stanton Sts)

December 15 is the last day for community members to submit January agenda items

Lynch, Edward

From: cb3news@cb3manhattan.org
Sent: Wednesday, November 25, 2015 11:48 AM
To: annoucements@cb3manhattan.org
Subject: CB3M - December 2015 Calendar of Meetings
Attachments: AGENDA-2015-12.pdf

CALENDAR OF MEETINGS - DECEMBER 2015

This calendar is subject to change, please confirm at CB3 website

Community Board 3 Interstate Bus Townhall Meeting
Tuesday, December 1 at 6:30pm -- PS 124 - 40 Division Street

* Townhall meeting to identify problems and potential solutions resulting from noncompliant interstate bus companies

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Wednesday, December 2 at 6:30pm -- Village View, Community Room - 175 East 4th Street (btwn 1st Ave & Ave A)

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Sent: Wednesday, November 25, 2015 2:38 PM
To: M01
Subject: FW: CB3M - December 2015 Calendar of Meetings
Attachments: AGENDA-2015-12.pdf

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Patricia Olan
Constituent Services, Community Liaison, & Scheduler
For Council Member Margaret Chin, District 1
165 Park Row, Suite #11
New York, NY 10038
Tel: 212-587-3159
Fax: 212-587-3138
E-Mail: polan@council.nyc.gov

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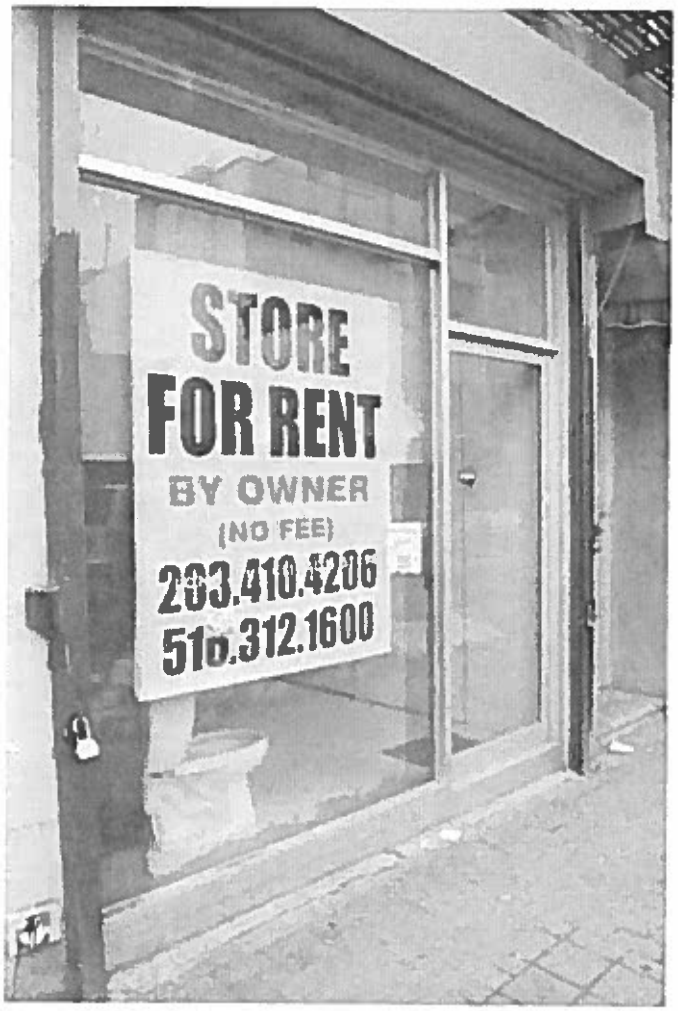
Lynch, Edward

From: Ed Litvak
Posted At: Monday, March 09, 2015 10:24 AM
Conversation: Campaign to Save New York's Small Businesses Raises Its Profile
Posted To: The Lo-Down : News from the Lower East Side

Subject: Campaign to Save New York's Small Businesses Raises Its Profile



"For rent" signs dot Clinton Street.

This coming week, Community Board 3's economic development committee will be looking at the issue of small business survival from several angles.

The Small Business Congress will make a presentation on the Small Business Jobs Survival Act, proposed legislation that has been blocked in the City Council for years. It would give commercial tenants some leverage in negotiating lease renewals with landlords. Also, the committee will continue a discussion it's been having for a long time about the possibility of a special zoning district that would give small businesses a

fighting chance against chain stores. And the city's Department of Small Business Services will discuss efforts to reduce the many onerous regulations that shop owners and other small operators must follow.

The issue of small business survival seems to be gaining some traction. The other night, there was a panel discussion in the West Village about what can be done to help "mom and pop" businesses. Jeremiah's Vanishing New York has launched an initiative called #savenyc. In today's Daily News, he writes:

> We're collecting video testimonials from New Yorkers and out-of-towners, celebrities and small business owners, asking City Hall to preserve the cultural fabric of the greatest city on earth... Imagine a city filled with empty super-condos, money vaults in the sky. Our streetscapes will be sleek windows on the dead space of bank branches and real-estate offices. There will be no more bookstores, no more theaters, no more places for live music. No more places to sit on a stool and drink a beer with regular folks. When that day comes, and in some ways it is already here, what city will this be? It will be a hollow city for hollow men. In a poem, John Updike warned: "The essence of superrich is absence. They like to demonstrate they can afford to be elsewhere. Don't let them in. Their riches form a kind of poverty." He was right. It is late, but it's not too late.

Here's the link to the #saveNYC website. CB3's economic development committee meets Wednrsday at 630 p.m. at Village View, 175 East 4th St.

View article...

Lynch, Edward

From: Ed Litvak
Posted At: Tuesday, March 31, 2015 1:33 PM
Conversation: Chin Pushes For "Small Business Advocate" at City Hall; Reiterates Support For Lease Mediation Proposal
Posted To: The Lo-Down : News from the Lower East Side

Subject: Chin Pushes For "Small Business Advocate" at City Hall; Reiterates Support For Lease Mediation Proposal

City Council member Margaret Chin with Speaker Melissa Mark-Viverito. File photo via Chin's Twitter feed; December 2014.

Today City Council member Margaret Chin and Council member Robert Cornegy are introducing legislation to create an "Office of the Small Business Advocate" within the Department of Small Business Services.

The idea is to provide small businesses with an independent advocate who would, as they put it in a press release, serve as a "champion of their interests within city government." The office would field complaints from small business owners about their dealings with various city agencies regarding inspections, regulations, etc. It would be responsible for forwarding those complaints to the appropriate government entities and making policy and procedural recommendations for strengthening small businesses.

"Small businesses are a foundation of New York City's vibrancy and diversity, and this legislation will allow us to take powerful strides forward in protecting and supporting those businesses for generations to come,"said Chin. "By moving to create a new office that will advocate for strong and sensible policies, along with requiring an annual report, we're laying the groundwork for historic advances to help make sure small businesses can survive and thrive amid a constantly changing business environment."

Small business is a hot topic at the moment. A grass roots campaign, #SaveNYC, has been advocating for another piece of legislation, the Small Business Jobs Survival Act, which would require landlords and tenants to mediate the terms of new leases. It's been languishing at City Hall for many years and is strongly opposed by real estate interests.

Manhattan Borough President Gale Brewer has proposed a separate bill that would require mediation, but has been criticized by #SaveNYC as a watered down version of the proposal it's supporting. Council member Chin was the prime sponsor of an earlier version of the Small Business Jobs Survival Act and she remains a co-sponsor. A spokesperson said Chin strongly supports the bill. As for Brewer's legislation, the spokesperson explained, Chin is reviewing the proposal.

View article...

Lynch, Edward

From: Ed Litvak
Posted At: Friday, May 01, 2015 4:04 PM
Conversation: #SaveNYC Concert at Arlene's Grocery Saturday Night
Posted To: The Lo-Down : News from the Lower East Side

Subject: #SaveNYC Concert at Arlene's Grocery Saturday Night

From #SaveNYC:

On Saturday, May 2nd at 10PM our #SaveNYC Concert will be taking place at Arlene's Grocery. This event's primary mission is to create public awareness of the Small Business Jobs Survival Act. Through music, entertainment, and activism we demand that the public be aware of and called upon to push the City Council to pass this bill! We have Penny Arcade and DeeDee Luxe on board along with Joe Hunt. Ann McDermott will be there to speak about our mission. We will also be inviting small business owners to talk about their struggles surviving in this hostile environment. Every member of the City Council will receive a formal invitation to this event. This event is for everybody. Let's do it! #SaveNYC

Here's the Facebook invite.

View article...

Lynch, Edward

From: Ed Litvak
Posted At: Thursday, May 07, 2015 11:37 AM
Conversation: Borough President, Advocacy Groups at Odds Over Commercial Lease Proposals
Posted To: The Lo-Down : News from the Lower East Side

Subject: Borough President, Advocacy Groups at Odds Over Commercial Lease Proposals

These storefronts, once home to Culturefix on Clinton Street, have been vacant for many months.

The fate of small business in New York has been an especially hot topic this year. Most everyone agrees that spiraling commercial rents are making it almost impossible for many "mom-and-pops" to survive. But the disagreements about the best solution to the problem seem to be growing sharper by the day.

This week we've received a flurry of emails from groups such as the Small Business Congress, #SaveNYC and the Artist Studio Affordability Project. They are all stepping up opposition to a proposal from Manhattan Borough President Gale Brewer that, if approved by the City Council, would set up a mediation system for rent renewals between commercial tenants and landlords. The groups have been pushing an alternative plan (the Small Business Jobs Survival Act) that also includes mediation but adds mandatory arbitration when necessary.

In a press release, #SaveNYC spoke out against a series of roundtable discussions Brewer's office began hosting on the topic of small business survival this week:

> #SaveNYC lends its support to the argument against the May 6 "fact-finding" roundtable on small business, sponsored by Manhattan Borough President Gale Brewer. A grassroots movement dedicated to protecting and preserving the diversity and uniqueness of the urban fabric in New York City, #SaveNYC officially endorses the Small Business Jobs Survival Act and rejects all other plans currently on the table. No proposed legislation currently offered by city or state politicians will save or protect a single small business in New York City, with the exception of the SBJSA. The status quo proposals being offered only provide non-binding negotiation and mediation, with one-year extensions before the tenant will be forced to move or close. They leave business owners powerless without the basic commercial rights they need to negotiate fair lease terms and remain in business. These are not solutions to the city's small business crisis, but only ways of maintaining business as usual.

The Small Business Jobs Survival Act (SBJSA) has been knocking around the City Council in various forms since the mid 1980s. It's always been vigorously opposed by the real estate industry. Brewer, a former Council member who backed earlier versions of the bill, believes it's time for a new strategy. This week, we asked her office to elaborate. Here's the response:

> The fact is that SBJSA relies on arbitration that's binding for one side but not the other – an unbalanced and unworkable system. And by creating a right of first refusal for existing tenants, SBJSA could even make it tougher for new small businesses to find space of their own. I agree with the supporters of SBJSA that small businesses, new and old, need a fairer lease renewal process. I'm pushing a workable plan that will make a difference for both existing and new small business owners, rather than rallying around a bill that's spent decades collecting dust. We're proposing to institute a mediation period, require landlords to notify small business tenants of their intentions six months before a long-term commercial lease ends, and provide a one-year lease extension option as a safety valve. These are commonsense solutions that can pass, and would protect small businesses that right now live in a world where they can find out that their rent is tripling without enough time to find an alternative in a red-hot market.

#SaveNYC, of course, disagrees with the Borough President's characterization of the bill. Arbitration, they say, applies to both parties and is a time-tested process successfully used in sports, government, labor negotiations, etc. The Small Business Jobs Survival Act is meant to give commercial tenants rights that they now lack. Brewer's plan, #SaveNYC argues,"does the opposite, giving no rights to the business owners except for one year to find a place to move."

As for the observation that SBJSA has "spent decades collecting dust," the group points out that the bill attracted 32 Council sponsors in 2009. "Only a false 'legal roadblock' claim that the bill had legal issues, stopped a vote on the bill certain to pass unanimously," said #SaveNYC's Kirsten Theodos.

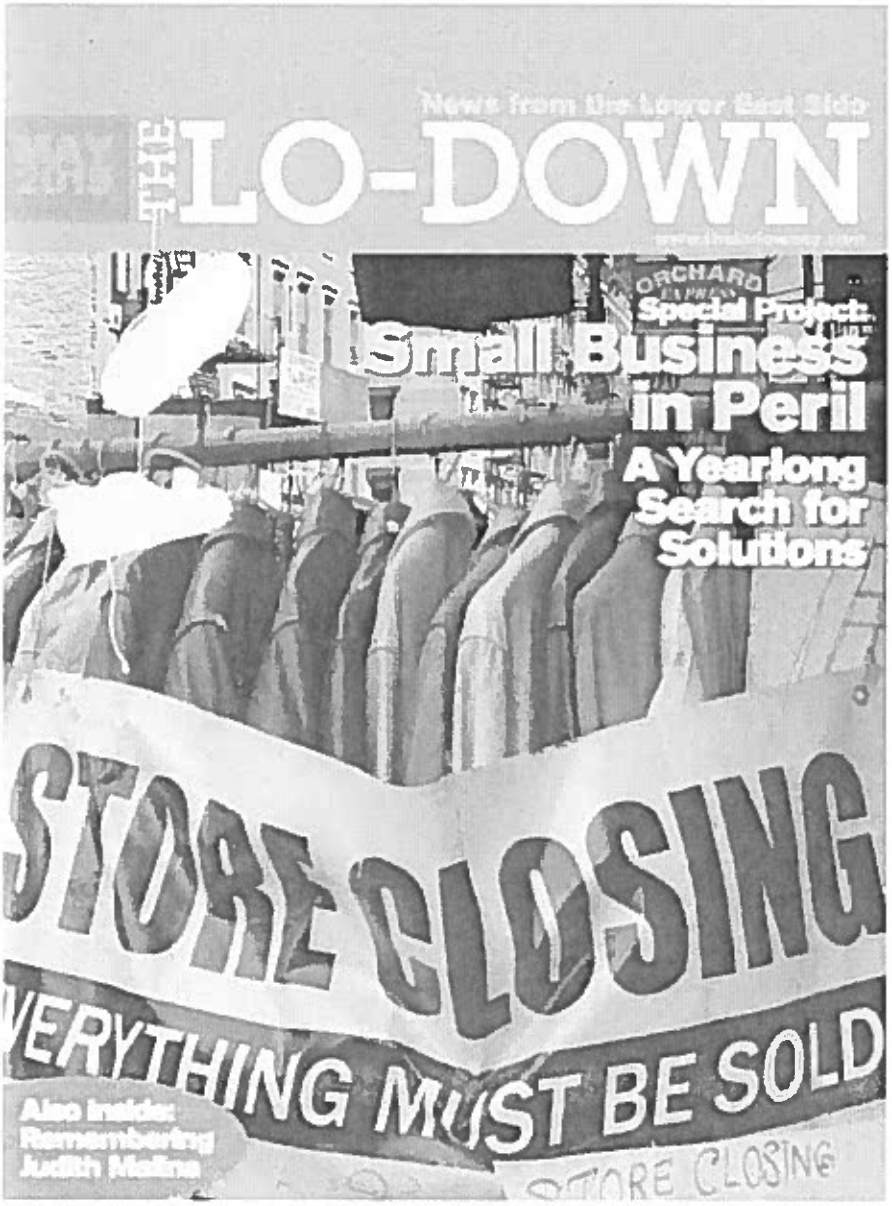
19 Council members have signed on to SBJSA. 26 votes are required for passage. About 3500 people have signed an online petition in support of the legislation.

View article...

Lynch, Edward

From: Ed Litvak
Posted At: Wednesday, May 13, 2015 8:07 AM
Conversation: From Our Magazine: An Overview of the Small Business Situation on the Lower East Side
Posted To: The Lo-Down : News from the Lower East Side

Subject: From Our Magazine: An Overview of the Small Business Situation on the Lower East Side



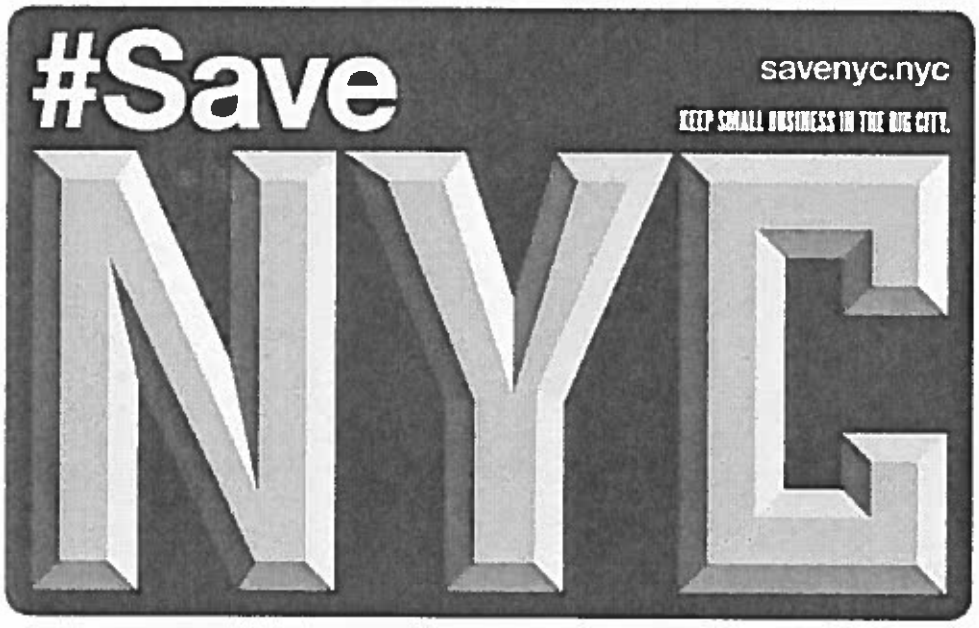
A version of this story appeared in the May 2015 issue of our print magazine. As you might have noticed, we're about to begin a yearlong reporting project around Small Business Survival.

Lourdes Salazar has owned Genesis Bridal Shop, a party-supply store at 97 Clinton St., for 22 years. After handing off management to her daughter last year, she was forced out of retirement to deal with a crisis threatening the family business. The landlord was raising the rent, and not just a little bit. The monthly

payments were going up from $4,000 to $10,000, way beyond what Salazar could afford in an era of declining sales. Last month she began a frantic search for a new, smaller space in the neighborhood.

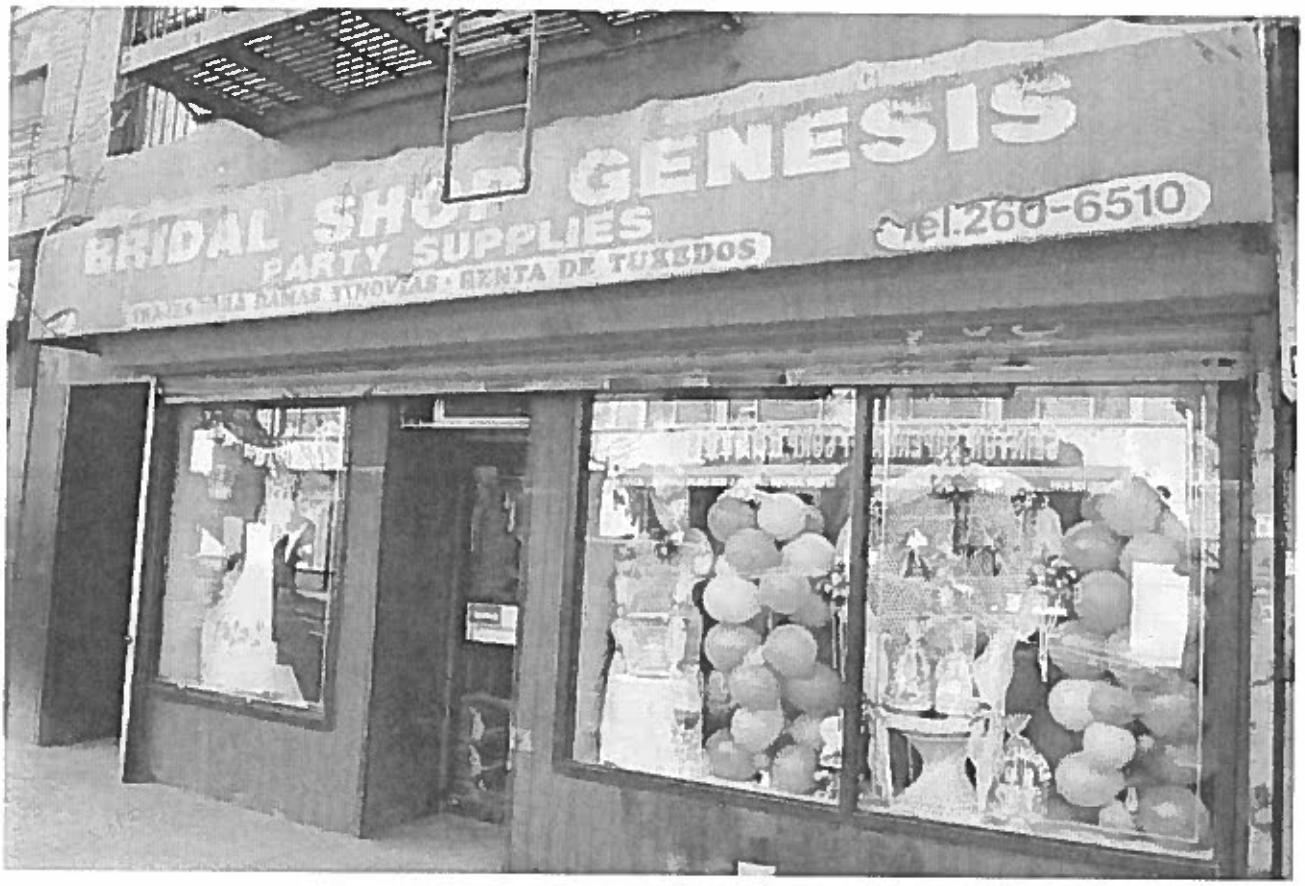
Her predicament is hardly unique. The casualties just in the past few years include much-loved places like Guss' Pickles, the Pink Pony, Jeffrey's Meat Market, G&S Sporting Goods, Motor City and the Living Room. Some of these businesses, of course, chose to close their doors or to move out of Manhattan. Others, like Rothstein's Hardware and Daredevil Tattoo, relocated within the community. But even in a city defined by constant change, the retail churn has been breathtaking.

Many people are worried the current wave of change is fundamentally different. Today it's not just quaint mom-and-pops that are withering but substantial independent companies designed to compete in the modern marketplace. What if rising real estate prices sweep away everything that makes our neighborhood distinctive, leaving generic corporate chains in their place?



It's a fear that has helped fuel #SaveNYC, a grassroots campaign started by blogger Jeremiah Moss. "Imagine a city filled with empty super-condos, money vaults in the sky," he wrote in the *Daily News*. "Our streetscapes will be sleek windows on the dead space of bank branches and real-estate offices. There will be no more bookstores, no more theaters, no more places for live music. No more places to sit on a stool and drink a beer with regular folks."

In our six years reporting news on the Lower East Side, there's no issue that has touched a nerve like the demise of beloved small businesses. Yet in spite of the concern about the negative impact on our communities, solutions have been elusive. It is for this reason that The Lo-Down has decided to launch a year-long reporting initiative dedicated to sustained coverage of this important issue. We'll explore the challenges businesses face as well as investigate potential solutions, and engage our neighborhood's leaders every step of the way. It's an unprecedented effort on our part to make sure this crucial topic receives the attention it deserves on the Lower East Side.



97 Clinton St.

Lourdes Salazar.

When it comes to small-business survival, no factor looms larger than spiraling commercial rents. Lourdes Salazar has to sell a lot of streamers and party hats at Genesis Bridal Shop to make $4,000, let alone $10,000 each month. But she doesn't blame her landlord, a small local property owner, for the increase. Speaking through a translator, Salazar told us she had been given a lengthy grace period after the lease expired last spring to come up with a plan. High property taxes forced the increase, she said. "The owner has a right to make money, too." In the past several weeks, Salazar has been working with two neighborhood groups—the Association of Latino Business Owners and Residents (ALBOR) and Good Old Lower East Side (GOLES)—to find a new space. The groups received a $30,000 grant from the city's Department of Small Business Services to help revive Clinton Street. Just this week, Salazar announced it would be moving into a space at 309 East Houston St.

Many landlords, of course, are not so benevolent. In 2012, Silvershore Properties bought a six-story apartment building at 101 Delancey St. for $7 million and immediately began clearing out both residential and retail tenants. A bodega and independent clothing store were among those forced to close. Lease renewals were not offered at any price. Two years later, the storefronts remained vacant, yet the building was sold again for more than $17 million.

The former home of Bereket is primed for demolition.

Elsewhere in the neighborhood, developers have emptied commercial buildings in preparation for new luxury projects. At 50 Clinton St., acclaimed restaurant wd-50, clothing stores Blake Scotland and Community 54, as

well as a hair salon were among the victims. At the intersection of Orchard and East Houston streets, a looming 12-story tower displaced Turkish cheap-eats spot Bereket, among several other modest businesses.

Earlier this spring, Manhattan Borough President Gale Brewer came out with a series of ideas to help independent operators. "Small storefront businesses and vendors," she said, "create jobs and add value, vibrancy, and diversity to our neighborhoods—New York would not be New York without them."

Among her proposals is City Council legislation to mandate a mediation period between tenants and landlords for lease renewals. It differs from a bill known as the "Small Business Jobs Survival Act," which is being championed by #SaveNYC. Versions of that legislation, which would go one step further by requiring arbitration, have been languishing in the council for years. [Recently we reported on the growing divide between #SaveNYC and Brewer over the different bills.]

The Real Estate Board of New York (REBNY) is seen as a major obstacle to the proposals. "The market is going to dictate whether or not a mom-and-pops [is] going to survive," REBNY's Steven Spinola told the Associated Press. "When we try to stop that from happening, we're going to hurt the economy of New York."

Guss' Pickles closed down in 2009.

In a recent interview on WNYC Radio, a key official in Mayor Bill de Blasio's administration acknowledged the need to protect "funky" mom-and-pops from escalating rents. Alicia Glen, deputy mayor for housing and economic development, said, "We do not want to become a city that is bland and uniform." While arguing that change can be healthy, Glen indicated that the administration would soon be coming out with some initiatives to help struggling businesses.

Other efforts are already under way. For the past several years, Community Board 3 has been talking about asking the city for a special zoning district—likely somewhere in the East Village—to potentially restrict stores with multiple locations or to limit large-scale stores. This year, the board's economic development committee is

stepping up its work on the proposal. City Council member Margaret Chin recently introduced legislation to establish a small- business advocate within city government to champion the interests of independent businesses. A recurring theme with shop and restaurant owners is their struggle to wade through mountains of regulatory red tape in city agencies. Chin says her proposal would give businesses the help they need to cut through the bureaucracy.

Other ideas have grown organically outside the halls of government. Made in the Lower East Side (miLES) is a start-up that works with property owners to utilize vacant retail spaces for new ventures. It's not a long-term solution, but gives new businesses a shot at making their mark. A new proposal surfaced more recently. Local activists are floating the idea of a Real Estate Investment Cooperative, in which people would pool their money to purchase property and open space for the benefit of the community.

There are lots of angles to pursue in the year ahead, and we're looking forward to digging into all of them. We also want to hear you ideas for small business survival. You can send us tips at: tips@thelodownny.com. And we hope you will consider joining our Small Business Survival Campaign.

View article...

Lynch, Edward

From: Ed Litvak
Posted At: Wednesday, September 30, 2015 9:22 AM
Conversation: Ahead of Bronx Forum, Palma Discusses Push For Small Business Legislation
Posted To: The Lo-Down : News from the Lower East Side

Subject: Ahead of Bronx Forum, Palma Discusses Push For Small Business Legislation

City Council member Annabel Palma.

We don't often have occasion to interview elected officials beyond those who represent the Lower East Side. But the other day, **The Lo-Down** spent some time catching up with City Council member Annabel Palma of the Bronx. She's sponsoring the Small Business Jobs Survival Act (SBJSA), which would grant commercial tenants some lease renegotiation rights. We're tracking the uphill fight for passage in the Council as part of our yearlong reporting project on small business survival.

Palma will be delivering opening remarks tonight at a Small Business Forum in the Bronx. It's co-sponsored by Take Back NYC, an advocacy group helping to lead the charge on the SBJSA, and the Bronx Times. According

to a press release, the forum will address solutions to the "small business crisis" in New York City, with a strong focus on rapidly escalating rents and their impact on immigrant-owned mom-and-pops.

Versions of the Small Business Jobs Survival Act have been knocking around City Hall since the mid 1980s. In its last iteration a few years ago, local City Council member Margaret Chin was the prime sponsor (she's a sponsor of the latest version, as well).

The legislation would allow tenants to negotiate "fair" leases by requiring mediation and, if necessary, binding arbitration with their landlords. The real estate industry has repeatedly blocked the bill, arguing that it would place unconstitutional limits on property owners. There are now 23 sponsors in the Council. Speaker Melissa Mark-Viverito told the Villager four months ago that a hearing would be scheduled after the legislation was vetted by the Council's legal staff.

In our interview, Palma said she has received no word about the hearing and no one on the Council staff has spoken with her about any potential legal problems. "It's a little frustrating," said Palma. "I really see what's happening as politics as usual — special interest groups influencing the work of the City Council."

The SBJSA, she pointed out, is not a new piece of legislation and has been reviewed both within the City Council and by outside legal experts on numerous occasions. Palma also noted that Mark-Viverito, prior to her ascension to the speakership, was a sponsor. The legal argument, she said, "is the cover some folks like to hide behind," when in reality the opposition is actually about the "real estate industry wanting to protect its bottom line." Palma does not have a problem with property owners amking money, but believes landlords and tenants must meet in the middle. "I believe it's a big city," she explained. "There is room to make sure the real estate industry thrives and, at the same time, small businesses are protected."

Returning to the subject of politics, Palma said, "Every politician campaigns on the back of small business," but once the elections are over, "they do nothing on behalf of those small businesses. I think it's time for that to change." She has no misgivings about taking on the daunting push for passage in the Council. "We just need to get everyone at the table to figure out how we're going to protect the small businesses, because their survival is good for everyone."

Tonight's forum will be held at the Hellenic Orthodox Community Church, 3673 Bruckner Blvd., 7-9 p.m.

THE LO-DOWN

LOWER EAST SIDE Small Business SURVIVAL

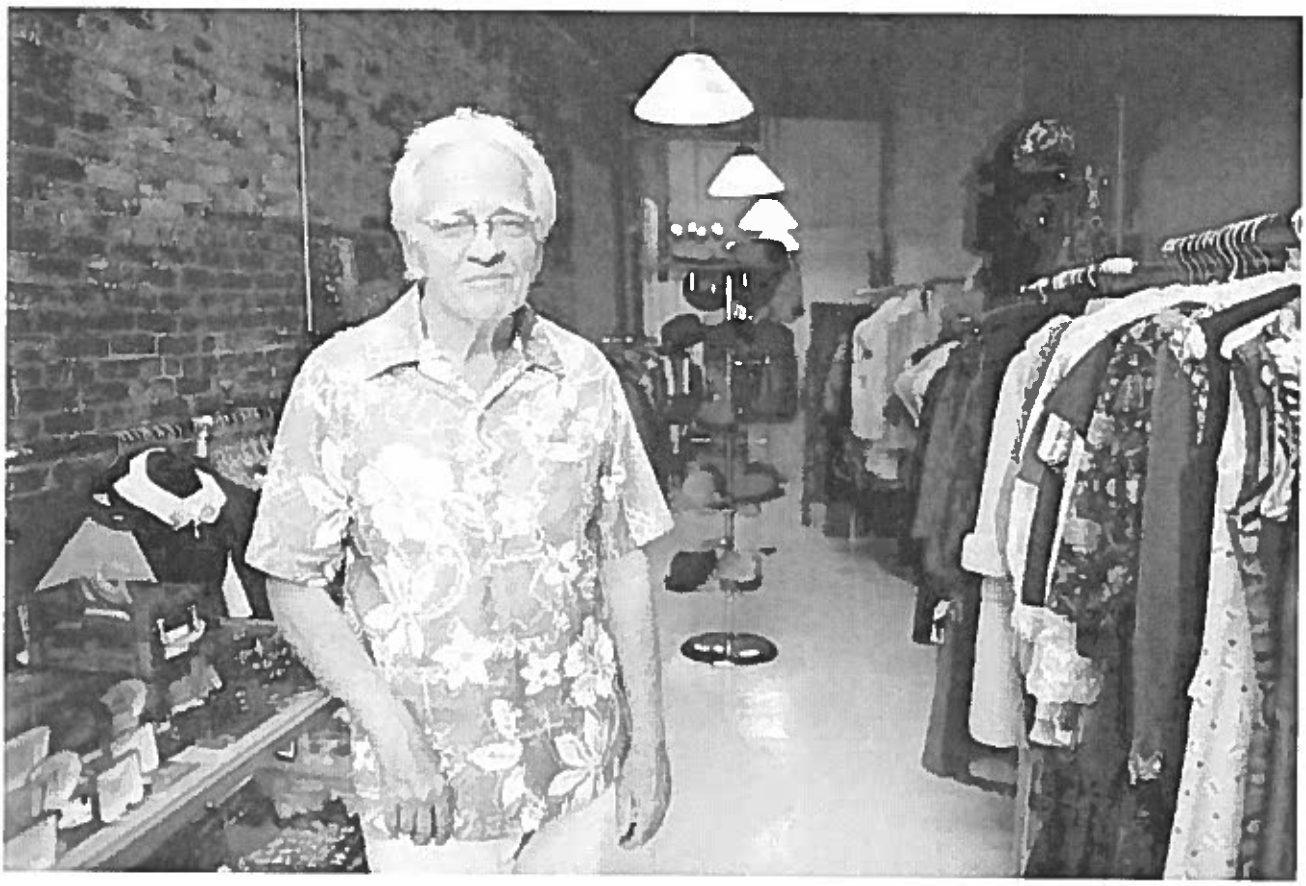
We're devoting a year to sustained coverage of small business survival on the Lower East Side. Click here to see all of our coverage of this important topic.

View article...

Lynch, Edward

From: Ed Litvak
Posted At: Thursday, October 08, 2015 2:22 PM
Conversation: Small Business Survival: Government Gridlock Stymies Solutions
Posted To: The Lo-Down : News from the Lower East Side

Subject: Small Business Survival: Government Gridlock Stymies Solutions



David Owens in his new shop at 161 Rivington St. Photo by Alex M. Smith.

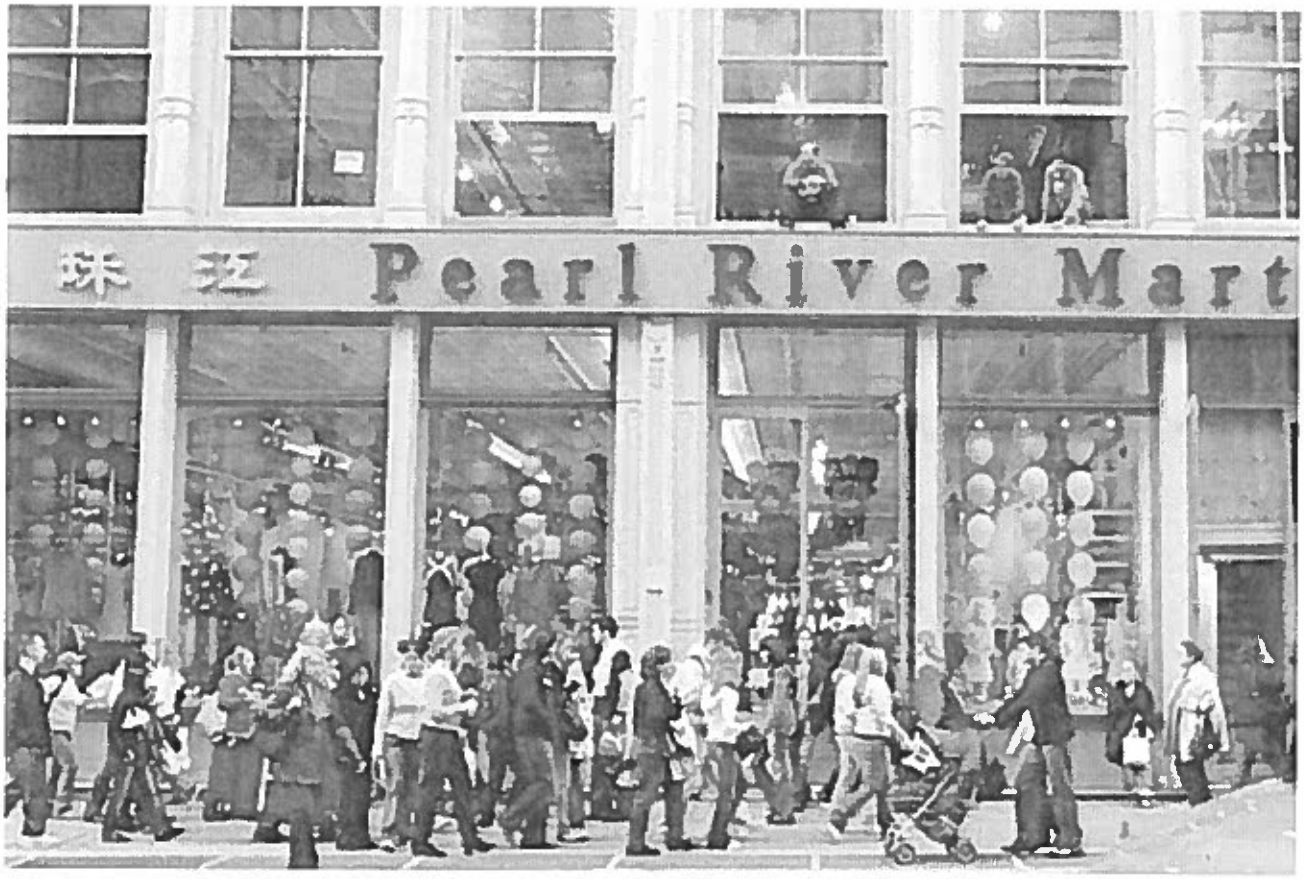
Editor's note: This is Part 2 of an eight part series on ***Small Business Survival****, the centerpiece of a yearlong reporting project partially funded by our readers and community partners. A version of the following article also appeared in our October print magazine.*

THE LO-DOWN Lower East Side Small Business SURVIVAL

David Owens Vintage is a survivor of the Lower East Side's rocky retail landscape. Fourteen years ago, when Owen first set up shop at 154 Orchard St., there were two dozen or so vintage stores in the immediate area. Most of them are long gone. Owens could have suffered a similar fate earlier this year when his landlord delivered an unwelcome surprise: a bill for more than $40,000 to cover a portion of the past decade's property taxes. Saddled

with a new financial burden on top of rising monthly rent payments, the determined clothing retailer did not fold. Instead he found a cheaper, smaller space a few blocks away on Rivington Street. While continuing to make payments to his previous landlord, Owens made the move a few weeks ago and is now starting over. As his wife told us, "We will start, once again, the process of carving out a retail operation among the ruins of local culture... I see us independents as a dying part of retail culture."

Across the city, small businesses are being crushed by rapidly increasing rents and other fees many landlords pass on to their commercial tenants. Last month, in Part 1 of our special series on **Small-Business Survival**, we heard from business owners as well as landlords about the vexing issue of rent escalation. This month, in Part 2, we take a closer look at some possible solutions, including property tax relief, special zoning districts and proposals giving commercial tenants negotiation rights during lease renewals. These are remedies that have all been proposed in the halls of government—in some cases year after year—without much forward progress. But they present, at least, a starting point for addressing the problem of small- business extinction.



Pearl Rivert Mart. Photo: LarindaME.

Solution: Property Tax Credit
Status: Resolution awaits a vote in the City Council

Oftentimes greedy landlords are blamed when a longtime local business shutters. On an almost weekly basis, we hear about mom-and-pop stores being forced to close when their rents are doubled or tripled. It was big news earlier this year when Pearl River Mart, the beloved Chinese department store, revealed its closure when the Sohc institution's monthly rent quintupled to $500,000.

Price gouging is, no doubt, a real problem. But as local property owner Michael Forrest argued in our first story, th economics of running many small tenement buildings on the Lower East Side are pretty complicated. Keeping rent regulated residential tenants in place, as well as mom-and-pops in ground-floor commercial spaces and covering ever-increasing property tax bills, can be challenging. Sometimes, retail rents rise, he said, because the building owner has no other place to turn for revenue.

Tim Laughlin, executive director of the Lower East Side Business Improvement District, floated the idea of propert tax relief. "We would like the city to look at potentially setting a tax rate for small tenement buildings that is different from their larger counterparts," he said in our initial story. "If owners agree to (voluntarily) preserve rent stabilized apartments and to maintain affordable rents for mom-and-pop stores, they'd be eligible for the lower rate."

We asked several business owners how their building's property taxes are impacting them.

David Owens Vintage, 161 Rivington St.

The taxes are passed on to both residential and commercial tenants in the form of higher rents. But many commercial leases also require small businesses to pay a percentage of property tax increases. Those provisions are individually negotiated and can vary widely from building to building. In the case of David Owens, he said his landlord, Abraham Noy of Helm Management, repeatedly told him "not to worry" about the payments, but then sprung a huge bill on the small business covering several years. [Noy did not respond to a request for comment for this story.]

Elsewhere in the neighborhood, specialty food shop Malt & Mold pays 10 percent of the increase at 221 East Broadway, a property with several retail tenants. Most businesses are reluctant to talk on the record about their deals. The owners of a bar located in a small tenement with two commercial spaces said they paid 40 percent of the increase. In one year, that translated to a $50,000 bill in addition to their already substantial rent payments.

Photo by Adam Di Carlo/Wikimedia Commons.

While there's widespread agreement that property taxes are imperiling small business, few concrete solutions have been offered. In the City Council, there is a proposed resolution urging the State Legislature to create a property tax credit for building owners who "voluntarily limit the amount of rent increases to small business tenants upon lease renewal." The resolution cites examples of businesses that have been forced out of their space due to rent hikes, including legendary Lower East Side spots such as the Second Avenue Deli and CBGB. But even this modest proposal (resolutions carry no legislative weight) is going nowhere. The legislation has been languishing in the Council's finance committee since being introduced in February.

For decades, New York's outdated property tax system has been described as overly complex and inequitable. Las year, Mayor de Blasio called it a "big, sprawling area of concern" and pledged reform. The Council allocated $400,000 for a commission to study the issue, but Speaker Melissa Mark-Viverito has yet to create it. Heading into a tough re-election campaign, no one has much confidence that de Blasio will have an appetite for pushing the issue in Albany, where his relationship with Governor Cuomo has gone from bad to worse.

State Sen. Daniel Squadron at LES BID event in 2010.

State Sen. Daniel Squadron, who represents the Lower East Side, took a look at the City Council legislation. During a recent interview, he expressed misgivings: "We don't want to give away incentives" without making sure that they are having the intended effect (in this case providing rent relief for mom-and-pop businesses). Perhaps more to the point, Squadron voiced serious doubts about the chances of pushing a small-business tax break through the Republican-controlled Senate, noting its dubious track record of enacting "thoughtful, well-balanced legislation related to the real estate industry." [The Senate president has proposed the idea of a tax cap in Manhattan.] In response to concerns about New York government dysfunction, Tim Laughlin of the Lower East Side BID said he's "encouraged by the City Council's leadership on the issue" adding that "legislative gridlock in Albany should not prevent innovative solutions from becoming a reality here in the city."

Solution: Create a Special Zoning District
Status: Community Board 3 is drafting a proposal

But Squadron maintains a better tactic is to look at creating a special district in support of small-scale retail. "The zoning code," he said, is the right place for solutions. It happened on the Upper West Side. It's happened in other cities, including San Francisco."

In 2012, then City Council member Gale Brewer (now Manhattan borough president) pushed through new zoning on Amsterdam and Columbus avenues limiting the width of storefronts to 40 feet. Banks along those commercial corridors and on Broadway were held to 25 feet. In explaining the rationale for the change back then, Brewer said, "The mom-and-pops get squeezed because the banks come in... The banks are dead space. ... The small mom-and-pops are the heart and soul of the neighborhood."

San Francisco has probably done more than any major American city to protect mom-and pops from the chain store onslaught. In 2006, a city law was enacted requiring businesses with 11 or more stores nationwide to win approval from the Planning Commission before locating in neighborhood commercial districts.

In recent months, Community Board 3's economic development committee has been trying to shape a proposal fo a special-purpose district to protect the neighborhood's distinctive retail character. The goal is to curtail chain stores and nightlife establishments through a variety of restrictions. Although committee members haven't made any firm decisions, limits on stores with multiple locations, store size, types of uses and operating hours are all on the table.

Community Board 3 includes the East Village, Lower East Side and most of Chinatown. The committee has struggled to define the boundaries of the proposed district, in part, because each section of the neighborhood carries its own set of unique challenges. Addressing all of them is a tall order.

The area above East Houston Street, for example, is dotted with chain stores. According to an annual report from the Center for an Urban Future, there were 164 chain store locations above East Houston Street in 2014, more than any Manhattan neighborhood besides the Garment District. On the Lower East Side and Chinatown, meanwhile, there were 47.

City Council member Margaret Chin with Council Speaker Mark-Viverito.

Community Board members recently discussed the zoning initiative with local City Council representatives Margaret Chin and Rosie Mendez. According to the CB3 representatives, they offered general support, but wantec to make sure the proposal is specifically focused in terms of boundaries. At the moment, the committee has drawı a rough map bounded by East 13th Street on the north, Avenue D on the east, 2nd Avenue on the west and Grand Street on the south. Major commercial strips—14th Street, East Houston Street, Delancey Street, Allen Street—would likely be excluded.

This past month, Committee Chairman Bill LoSasso shared the preliminary plan with the board's land-use committee. A range of problems, including vanishing independent businesses, long-term vacancies and an erosion of local services such as dry cleaners and tailors, are "getting worse by the day," he said. But it quickly became apparent during the meeting that, even within the community board, achieving consensus will be difficult.

Cathy Deng, a Chinatown activist, telegraphed a potential border battle. Advocating for expanded boundaries, she noted that people are increasingly worried about small-business survival on East Broadway, Essex Street and othei commercial stretches below Grand Street. Damaris Reyes, executive director of the community organization Good Old Lower East Side (GOLES), voiced another concern. Her organization is part of an effort to revitalize the Clinton Street shopping corridor, and, she said, GOLES cares about supporting longtime local businesses. But Reyes said she's worried about Community Board 3 taking on a new rezoning campaign. Right now the committee is trying to convince the city to adopt another zoning initiative advanced by a coalition known as the Chinatown Working Group. "I don't want to jeopardize existing plans," she said. Other constituencies, mainly local landlords, are

expected to push back against any proposal limiting what they see as their property rights. Some bar owners believe the proposal is little more than a veiled attempt to shut down nightlife establishments.

Even if the community board settles on a unified proposal, it's uncertain whether the city will support a special-purpose district on the Lower East Side. In running for mayor in 2013, Bill de Blasio said, "We can use zoning laws and tax policy over time to support family-owned businesses." He even called the Upper West Side zoning plan a model for other neighborhoods. In initial overtures to the Department of City Planning, officials have kept the doo open. At the moment, however, they are preoccupied with outer borough rezonings in support of the mayor's signature initiative to create and preserve affordable housing. It is by no means clear that the board will have the bandwidth to champion a small-business initiative on the LES.

Solution: Giving Businesses Lease Renegotiation Rights
Status: City Council hearings have not yet been scheduled

In the past year, the idea that has grabbed the most media attention is the Small Business Jobs Survival Act (SBJSA city legislation reintroduced in June 2014 by Bronx Council member Annabel Palma. The proposal would change the way lease renewals are handled, requiring mediation and, if necessary, arbitration between landlords and tenants. Versions of the bill have been floating around the City Council since the mid-1980s. City Council member Margaret Chin, who represents the Lower East Side and Chinatown, previously sponsored the SBJSA in 2012.

The grassroots advocacy organizations Take Back NYC and Save NYC have vigorously championed the legislation, lobbying every member of the council to co-sponsor the bill. (23 have signed on.) Take Back NYC argues that "any legislation proposed to help small businesses that does not address exorbitant rent increases, unfair month to month lease terms and extortion of immigrant business owners is a non-starter."

Gale Brewer presents an award to a small business at the Essex Street Market.

In March of this year, Manhattan Borough President Gale Brewer came out with a proposal of her own. Along with Robert Cornegy, chairman of the council's small-business committee, Brewer is advocating a more modest lease renewal program. The legislation would require property owners to give commercial tenants six months' notice before long-term leases expire. It would also institute non-binding mediation and one-year lease extensions to giv tenants time to find new storefronts when negotiations fail. But there would be no mandatory arbitration.

Take Back NYC is sharply critical of the Brewer plan, saying it is no solution to the city's small- business crisis, but merely a way "of maintaining business as usual." But the longtime elected official, who has always seen herself as champion of mom-and-pops, believes the time has come for a dose of reality. This past spring, Brewer told The Lo Down, "I'm pushing a workable plan that will make a difference for both existing and new small-business owners, rather than rallying around a bill that's spent decades collecting dust."

The Real Estate Board of New York has repeatedly called the SBJSA illegal. "The legislation represents an unconstitutional intrusion on the use and disposition of private property," Steven Spinola, the organization's former president, told Gotham Gazette. But council member Palma, the bill's sponsor, disagrees. In an interview with **The Lo-Down** last month, she said, "That's the cover some folks like to hide behind. Many lawyers have

looked at it. The Council's legal department has vetted it in the past and the Speaker [Melissa Mark-Viverito] supported it [before ascending to her leadership position]."

Four months ago, *The Villager* newspaper questioned Mark-Viverito about the legislation during a public appearance in the East Village. "The bill gets introduced once the [council] staff do their due diligence," she said. "Then there are hearings to hear from all sides. And then we figure out what the next steps will be—because sometimes options are being explored that legally we don't have the ability to implement as a city or as a legislative council."

As the seasons changed from spring to summer and now to fall, Palma continued to hold out hopes for a hearing. She has not been briefed by council staff regarding any legal concerns. A spokesperson for the speaker confirmed this week that no hearing has been set on the issue. Meanwhile, a spokesman for Brewer said late last month that her alternative lease-renewal proposal is in "the bill creation phase" at the City Council and has not yet been published. Council member Cornegy has not yet responded for our requests for a status report on small business legislation.

Guss' Pickles closed down in 2009.

As for the Lower East Side's own council representative, Margaret Chin is still a co-sponsor of the Small Business Jobs Survival Act. She also supports the pending resolution to enact a property tax credit in Albany. In a statement she called for a comprehensive approach. "We cannot stand back," she said, "and watch as more and more of our small businesses disappear, taking with them the unique character, vital services, and bustling street life that our neighborhoods desperately need." She added, "I remain committed to pursuing multiple legislative and community-based solutions to address the affordability crisis for small business owners."

At the moment, however, legislative proposals at every level are stuck in neutral or, at best, proceeding at a painfully slow rate. There is no shortage of angst when a beloved business is forced to close. But only recently hav New Yorkers concerned about the loss of authentic local institutions mobilized to lobby their elected officials and

to demand action. Whether these advocacy efforts are a blip or a sustainable political movement remains to be seen.

Many people believe the best solutions for small-business survival will come not from government but from local communities. Next month, we'll be looking at the most promising home-grown ideas for stabilizing independent business on the Lower East Side.

The Lo-Down's yearlong reporting initiative focused on **Small Business Survival** is made possible by our readers and local Community Partners. Click here to become a backer.

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Lynch, Edward

From: Ed Litvak
Posted At: Thursday, October 15, 2015 9:43 AM
Conversation: Small Business Jobs Survival Act Gains 24th Sponsor
Posted To: The Lo-Down : News from the Lower East Side

Subject: Small Business Jobs Survival Act Gains 24th Sponsor

We have been keeping an eye on Take Back NYC's advocacy campaign for the Small Business Jobs Survival Act (SBJSA). It's city legislation that would set up a mediation and mandatory arbitration system between commercial tenants and landlords during lease renewals. The organization yesterday picked up a 24th sponsor. It takes 26 votes for the bill to win approval.

The latest supporter to sign on is Mark Treyger, who represents the 47th District (Coney Island). Kirsten Theodos, a leader of Take Back NYC, said she reached out to the Council member after hearing him testify against legislation that would weaken the city's landmarks law. Se made a pitch to him for the lease negotiation proposal as part of a broader effort to preserve the authenticity of Coney Island.

Council Speaker Melissa Mark-Viverito has not yet scheduled a hearing on the SBJSA. Four months ago, she said it was undergoing a legal review by Council staff. The legislation is strongly opposed by the Real Estate Board of New York, which contends it's unconstitutional. Advocates for the bill are keeping the pressure on those remaining Council members who have not gotten on board:

Do the right thing: pass #SBJSA! What's the NYC Council waiting for? @jumaanewilliams @RobertCornegyJr @MMViverito https://t.co/YeZ3zlUOmd

— Artist Studio AP (@ArtistStudioAP) October 12, 2015

.@MMViverito @BilldeBlasio @NYCProgressives New York City Council Small Biz #1 employer of immigrants & single Moms – Save their jobs #SBJSA

— Kirsten Theodos (@kirstentheodos) October 8, 2015

.@MMViverito@BilldeBlasio@NYCProgressives New York City Council Small Biz #1 employer of immigrants & single Moms – Save their jobs #SBJSA

— Elizabeth Shelton (@eksheltone) October 8, 2015

Both Lower East Side Council members, Margaret Chin and Rosie Mendez, are sponsors of the Small Business Jobs Survival Act. To read our ongoing Small Business Survival coverage, click here.

THE LO-DOWN

LOWER EAST SIDE Small Business SURVIVAL

View article...

Lynch, Edward

From: Ed Litvak
Posted At: Friday, October 23, 2015 12:40 PM
Conversation: Deputy Mayor: City Supports Small Business But Not Commercial Rent Control
Posted To: The Lo-Down : News from the Lower East Side

Subject: Deputy Mayor: City Supports Small Business But Not Commercial Rent Control

> Our small businesses are at the heart of our creative, funky, cool city! We're here to support them! #SummitNYCpic.twitter.com/TvHDnBLITk
>
> — Alicia Glen (@DMAliciaGlen) October 22, 2015

The topic of small business survival got some attention yesterday at the Municipal Art Society's "Summit for New York City."

Last spring, Deputy Mayor Alicia Glen told WNYC Radio she was interested in figuring out how to save New York's "cool, funky" mom-and-pop shops. At the time, she said the administration was working on some proposals to address the problem of skyrocketing commercial rents. Glen said they would be unveiled within a couple of months. At the summit yesterday, she was asked about commercial rent control as a possible solution. Let's turn to Politico New York for a recap:

> "It is a very complicated issue, like most issues," said Glen. "And I'm not sure that necessarily adopting commercial rent control would lead to solve the problem that people think the problem is." In April, Glen said she's committed to preserving "cool, funky New York," even as she warned against over-romanticizing the past. On Thursday, she again warned of the dangers of wearing rose-colored glasses, while also arguing, "there are some small businesses that are probably going to just fail because they're not very good businesses," and therefore shouldn't necessarily be protected... Glen said said the city has taken measures to create more transparency in the retail market for small businesses, and to prioritize local businesses in the developments the city helps underwrite. She also argued that in some real estate developments, smaller tenants quite simply won't work. "I do think that there are neighborhoods that are changing rapidly and real estate prices are at a place where commercial landlords in particular and landlords of large residential buildings are needing to get more traditional credit tenants in the bases of their building in order to make the math pencil," said Glen.

At the moment, there's no concrete proposal for rent control on the table. But real estate interests say a bill being pushed by small business advocates in the City Council would have the same effect. The Small Business Jobs Survival Act would set up a mediation and arbitration system for commercial rent renewals. Its proponents, including the advocacy group Take Back New York, say the legislation simply aims to give mom-and-pop retailers a fighting chance.

This week, Sunset Park Council member Carlos Menchaca became the 25th sponsor. He's chair of the immigration committee. It takes 26 members to pass legislation in the New York City Council, but Speaker

Melissa Mark-Viverito has so shown no signs of bringing the measure up for a vote. While intimating four months ago that there could be a hearing on the issue, one has not been scheduled. The Real Estate Board of New York is strongly opposed to the bill, which it calls an illegal violation of property rights.

Manhattan Borough President Gale Brewer also attended the Municipal Art Society Summit. She's proposing alternative City Council legislation that would require mediation for tenants and landlords, but not binding arbitration. Another idea that has been raised is a property tax credit for landlords who agree to keep independent businesses in place. Asked about the idea, Brewer noted that it would require the approval of the New York State Senate, which is heavily influenced by the real estate industry. "How would that go down?," Brewer asked. "I don't think that would happen." State Sen. Daniel Squadron expressed similar sentiments in our most recent **Small Business Survival** report.

The de Blasio Administration has not weighed in on any of the small business proposals currently languishing in the City Council, nor has it announced substantive plans for dealing with the issue of commercial rent escalation.

***The Lo-Down** has launched a year-long reporting project on Small Business Survival. To read our full coverage, click below.*

THE LO-DOWN Lower East Side Small Business SURVIVAL

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